

REGENERATION SERVICES COMMITTEE AGENDA



Thursday 18 December 2014

at 10.30 am

in Committee Room B
at the Civic Centre, Hartlepool.

MEMBERS: REGENERATION SERVICES COMMITTEE

Councillors S Akers-Belcher, Cook, Cranney, Dawkins, Hargreaves, Morris and Payne.

1. **APOLOGIES FOR ABSENCE**

2. **TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS**

3. **MINUTES**

- 3.1 To receive the minutes of the meeting held on 20 November 2014 (*previously published*)

4. **KEY DECISIONS**

No items.

5. **OTHER ITEMS REQUIRING DECISION**

- 5.1 Gypsy and Traveller Accommodation Assessment – *Assistant Director, Regeneration*
5.2 Heritage Lottery Fund: Townscape Heritage Programme and Heritage Enterprise Scheme - *Assistant Director, Regeneration*
5.3 Scoping Of Community Centres Review 2015 – *Assistant Director, Regeneration*



6. ITEMS FOR INFORMATION

- 6.1 Strategic Financial Management Report – as at 30th September 2014 -
*Director of Regeneration and Neighbourhoods, Director of Public Health and
Chief Finance Officer*
- 6.2 Economic Regeneration Quarterly Update - *Assistant Director, Regeneration*
- 6.3 Estates and Regeneration Update Report - July– December 2014- *Assistant
Director, Regeneration*

7. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT

FOR INFORMATION:

Date of next meeting – 15 January, 2015 at 9.30 am in the Civic Centre, Hartlepool.



REGENERATION SERVICES COMMITTEE

Thursday 18th December 2014



Report of: Assistant Director (Regeneration)

Subject: GYPSY AND TRAVELLER ACCOMMODATION
ASSESSMENT

1. TYPE OF DECISION/APPLICABLE CATEGORY

Non Key Decision.

2. PURPOSE OF REPORT

- 2.1 The report is to update Members on the findings of the Hartlepool Gypsy and Traveller Accommodation Assessment (GTAA) and to endorse the findings of the GTAA as part of the emerging Local Plan evidence base.

3. BACKGROUND

- 3.1 The GTAA will replace the existing 2009 Tees Valley GTAA which looked at need across the sub-region over the period 2007 to 2021. For reference the Tees Valley GTAA estimated a total need for 145 additional pitches in the Tees Valley with 6 (six) pitches identified for Hartlepool.
- 3.2 The Council is currently preparing a new Local Plan to replace the current 2006 Local Plan. The new Local Plan will be the core planning document for the period from 2016 to 2031.
- 3.3 The Government, through the “Planning Policy for Traveller Sites” guidance produced in 2012, which forms part of the National Planning Policy Framework, expects each local planning authority to make its own assessment of the need for such accommodation when preparing the Local Plan for its area. A robust evidence base must be drawn on to achieve this.
- 3.4 In meeting the requirements of the national policy the Council appointed independent planning consultants Renaissance Research Ltd to carry out the Hartlepool GTAA. Renaissance Research has concluded their

assessment and has made specific observations and recommendations with regard to how the Council should approach providing for Gypsy's and Travellers in the new Local Plan. The GTAA is included as **Appendix 1**.

4. SUMMARY OF THE HARTLEPOOL GTAA FINDINGS

- 4.1 As previously stated the GTAA seeks to update an earlier assessment for Tees Valley. Whilst the 2009 Tees Valley Gypsy and Traveller Accommodation Needs Assessment contained estimates of accommodation needs up to 2026 across the whole of Tees Valley, the objective of this current GTAA is to look more closely at the position in Hartlepool than was possible in 2009, in order to make any predictions of need that will be used to prepare the Local Plan as robust as possible.
- 4.2 This current GTAA also offers an opportunity to extend the accommodation needs assessment up to 2031 to cover the whole Local Plan period, and to include an assessment of the needs of any Travelling Showpeople who may live in Hartlepool.
- 4.3 It consists of the following elements:
- A review of current policy on planning for Gypsies and Travellers.
 - Focus groups and interviews with members of the Gypsy and Traveller community, stakeholders and representatives.
 - Individual interviews with members of the Gypsy and Traveller community, stakeholders and representatives.
 - A calculation of future accommodation needs in the period up to 2031.
 - Recommendations for the new Local Plan.
- 4.4 The GTAA found a hypothetical need for 5 (five) Gypsy and Traveller pitches in Hartlepool between 2016 and 2031. In theory, demand for four of those pitches is likely to occur over the next five years, with the remaining pitch being required at some time in the following five year period. The assessment found that there was no requirement to carry out an analysis of plot requirements for Travelling Showpeople because none are living in Hartlepool. The specific detail of the need is detailed in **Appendix 1** on pages 30 to 36 of the GTAA report.
- 4.5 The GTAA report clarifies the difference between 'need' and 'demand'. In the context of this study, need is simply a normative prediction of the accommodation provision potentially required in future, based on what is known about the local Gypsy and Traveller community today. Therefore need is always hypothetical, being based on the theoretical assumptions and methods used to calculate it. Demand on the other hand is actual; it occurs when hypothetical/theoretical need is expressed by someone actually asking for a particular service or (in the case of this study) form of accommodation.

- 4.6 The GTAA report states that having a need for a pitch, or an intention to live on one in the foreseeable future, appears now to affect only some members of a small number of family groups; perhaps no more than five family groups at most. Again, this is an important consideration when deciding whether there is an immediate necessity to allocate or provide a dedicated site to meet this small theoretical need.
- 4.7 The need for pitches that has been identified over the next five years appears to come from two sources: young men with a Gypsy and Traveller heritage setting up home for the first time whose parents are living in bricks and mortar housing, and people in late middle age who have been living in bricks and mortar housing for some time whilst retaining an intention to return to living on a site. The report observes that:
- With regard to the need driven by young men, due to their young age, family situation and current economic status, their present way of life may be short lived and not maintained in the medium or long term. Therefore, in the first instance, intervention from the Council with regard to offering alternative accommodation options could possibly prove the best way of meeting their future housing needs, rather than providing a dedicated Gypsy and Traveller site at this stage.
 - With regard to the need driven by late middle age, they are unlikely to choose to live on a site made up of much younger occupants who they do not already know well. Other factors including increased caring responsibilities of various kinds, be it for partners, grand children or other relatives, as well as the onset of illness or infirmity, may further limit how many older people are ever actually able to make such a move. With that in mind, it is also unlikely that this theoretical need would benefit from the provision of a dedicated Gypsy and Traveller site at this stage either.
- 4.8 Taking all the evidence into consideration the report suggests that in the first instance, the provision of a dedicated Gypsy and Traveller site in the Borough, whether permanent or stop-over, may not offer the best solution to meeting the small theoretical housing need established through this accommodation assessment.
- 4.9 The report concludes that no actual demand to live on a dedicated site is ever likely to be forthcoming. Therefore the recommendation is that the Council commits to proactively support and positively intervene with any member of the Gypsy and Traveller community needing re-housing, to explore their housing options, and does not seek to provide a dedicated site for Gypsy and Travellers in the new Local Plan. Support from the Council will include access to currently available bricks and mortar housing, with referral to support agencies if necessary, as well as awareness-raising about the full range of accommodation options and how to pursue them. Should the small theoretical need for a site then be manifested as actual demand through a Gypsy and Traveller request or through a formal planning application, the Council will positively plan for such a site through the existing planning policy framework and any subsequent criteria based to be included in the new Local Plan.

5. EQUALITY AND DIVERSITY CONSIDERATIONS

- 5.1 There are no equality or diversity implications.

6. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

- 6.1 There are no Section 17 Implications.

7. RECOMMENDATIONS

- 7.1 That Members note the findings of the Hartlepool Gypsy and Traveller Accommodation Assessment (GTAA) and that Members endorse the findings of the GTAA as part of the emerging Local Plan evidence base.

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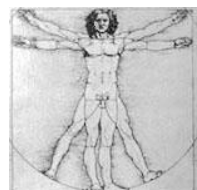
**Hartlepool Borough Council Gypsy and Traveller
Accommodation Assessment 2014**

Renaissance

- Research - Training - Consultancy -

October 2014

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Executive Summary

Introduction

As local planning authority, Hartlepool Borough Council is now preparing a Local Plan, which will be its core planning document for the period from 2016 to 2031.

As part of this process Hartlepool Borough Council must set targets for pitches for Gypsies and Travellers and yards for Travelling Showpeople, so that the need for appropriate permanent and transit accommodation can be properly addressed through the planning system.

The Government expects each local planning authority to make its own assessment of the need for such accommodation when preparing the Local Plan for its area. A robust evidence base must be drawn on to achieve this.

Hartlepool Borough Council's has appointed Renaissance Research Ltd to carry out a Gypsy and Traveller Accommodation Assessment (GTAA) and this report describes the study that has been undertaken and the pitch requirements that have been identified.

Methods

This GTAA updates an earlier assessment which covered all five Tees Valley local planning authorities. It includes:

- A review of current policy on planning for Gypsies and Travellers and Travelling Showpeople
- Findings derived from focus groups and interviews with members of the Gypsy and Traveller community in and around Hartlepool and interviews with other stakeholders including managers of sites in neighbouring authorities, Council staff and regional representatives of Travelling Showpeople
- A calculation of future accommodation needs in the period up to 2031, using methods based on government guidance that have been used in other studies

The 2009 Tees Valley Gypsy and Traveller Accommodation Needs Assessment estimated a need for a total of 145 additional pitches for Gypsies and Travellers across the sub-region over the period 2007 – 2021, including six identified for Hartlepool. There are currently no sites in Hartlepool.

Current population of Gypsies and Travellers in Hartlepool

The 2011 Census was the first ever to include a specific category for 'White: Gypsy or Irish Traveller' although some believe the Census may have recorded only a half to a quarter of people expected to identify themselves as 'White: Gypsy or Irish Traveller'.

In Hartlepool only 12 household representatives described their ethnicity as 'White: Gypsy or Irish Traveller', with a total of 40 individual people being identified as 'White: Gypsy or Irish Traveller'. If the Census undercount in Hartlepool was closer to what may have occurred elsewhere, an upper end population estimate of around 150 persons could be derived from the Census. A more reliable estimate may be derived from the number of Gypsy and Traveller children known to an authority's education department. However, as there are only 9 children identified in this way in Hartlepool, the estimate for the population calculated on this basis is 45 individual people, living in 15 households. This is close to the unadjusted

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Census figure, and as such rather unexpected because estimates using schools data are usually higher than those from other sources.

No caravans have been recorded in Hartlepool in any of the last five statutory caravan counts, although they are recorded in neighbouring council areas. Hartlepool Borough Council reports that there have been only eight unofficial Gypsy or Traveller encampments in the last three years.

There are no records of any Travelling Showpeople's yards in Hartlepool, nor of any planning applications to situate any there. A regional representative of the Showman's Guild confirms that no Travelling Showpeople are known to live in the area.

Interviews

As the population of Gypsies and Travellers living in Hartlepool is known to be small, a rolling ball technique was adopted to identify potential survey respondents in Hartlepool. In total 17 people were approached for interviews and 14 were completed. Interviewees came from 13 different households, one more than the 12 household representatives recorded by the Census. These interviews produced information on 29 separate individuals, representing 64% of Hartlepool's Gypsy and Traveller population as derived from school records. As the Gypsy and Traveller population in Hartlepool is small, for the purposes of survey work it is not relevant to provide a confidence interval to estimate sample bias.

It rapidly became apparent through the fieldwork that notions of ethnic identity complex and nuanced. There were, for example, strong family connections between some of those who described themselves as Gypsy or of Gypsy ancestry and those who were descended from showmen or circus people. Respondents' claims about identity appeared to involve sophistication and sensitivity. Respondents were careful to make a distinction between having a Gypsy heritage ('coming off Gypsies') and actually being Gypsies themselves. Others, while distinguishing themselves from Irish Travellers, opted for 'Traveller'. Six described themselves as 'horse people' with varying degrees of Gypsy and Traveller ancestry, even including family histories involving Showpeople and circuses.

While most of the respondents were living in bricks and mortar accommodation, three respondents indicated that they were living in trailers or horse drawn wagons in and around the Hartlepool area.

All three of the respondents currently living in trailers/wagons and three of those living in houses expressed a preference for living in trailers/wagons in the future. The three respondents currently in housing and expressing this preference included people who had previously lived in trailers in Hartlepool and elsewhere and had wider family members living on sites in adjacent authorities.

While most of those living in houses suggested that they had grown used to the home comforts associated with bricks and mortar these included three cases where the preferences of spouses/partners differed. In one case a non-Gypsy spouse was attracted to living in a trailer despite her traveller husband's preference for bricks and mortar. Two older respondents both with partners that were suffering from age related health problems indicated that they would otherwise have preferred to live in trailers and would pursue this option in later years were they to lose their partners.

Five of the six respondents wishing to live in trailers/wagons wanted to remain in the Hartlepool area while one wanted to relocate to the Midlands due to work commitments.

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When asked the reason for accommodation preferences those preferring trailers reported to varying degrees their dissatisfaction with living in houses. Reasons included a preference to be 'free to move around' and for 'fresh air'. One suggested that she had 'never wanted to live in a house'. Another suggested that living in a house had contributed to various health problems and had affected her mental health.

All respondents were asked whether they felt that there was a need for a Traveller site in the Hartlepool area.

Respondents were clearly very aware of how controversial a recent attempt by the Council to identify a site for the town at Hart Village had been. In addition, several respondents indicated a concern that any site that might be developed should be well managed. There were many concerns about the behaviour of non-Travellers and 'irresponsible' Travellers who in their view should be excluded. The most recent unauthorised encampment at the site adjacent to Brenda road in Hartlepool was mentioned as having been the cause of a considerable amount of anti-social behaviour.

Accommodation needs calculation

Due to the very small overall population of Gypsies and Travellers it is difficult to project the precise effects on demand of new household formation, as well as the proportion likely to remain in Hartlepool, or the likely propensity for living on sites for those that do.

As the traveller education data in Hartlepool suggests no more than ten households with school age children then it is unlikely that family formation will result in more than one additional pitch over the course of the next 17 years.

A pitch requirement calculation, following DCLG guidance, indicates a need for five Gypsy and Traveller pitches in Hartlepool between now and 2031. Demand for four of those pitches is likely to occur over the next five years, with the remaining pitch being required at some time in the following five year period.

There is no requirement to carry out an analysis of plot requirements for Travelling Showpeople because none are living in Hartlepool.

Meeting the needs

In Hartlepool, having a need for a pitch, or an intention to live on one in the foreseeable future, appears now to affect only some members of a small number of family groups; perhaps no more than five family groups at most.

The need for pitches appears to come from two sources: young men with a Gypsy and Traveller heritage setting up home for the first time whose parents are living in bricks and mortar housing, and people in late middle age who have been living in bricks and mortar housing for some time. Planning for the needs of each of these groups presents quite different challenges.

The three young men found in this study to be actually involved now in living in trailers and wagons may be at a time of life when it is difficult to be sure about what will happen to each of them in future. A key point for this accommodation needs assessment is that they are three inadequately-accommodated concealed households, all with an indisputable local connection with Hartlepool and who could present themselves as homeless.

However, it is difficult to know how far to use their current situation to predict what kind of accommodation they will actually demand in future. Due to their young age, family situation and current economic status, their present way of life may prove to be short lived. Therefore,

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in the first instance, intervention from the Local Authority with regard to offering alternative accommodation options could possibly prove the best way of meeting their future housing needs, rather than providing a dedicated Gypsy and Traveller site at this stage.

The people in late middle age who say they wish to return to living on a site at some point are most likely to prefer a small quiet location where they can have their family visit them. They are unlikely to choose to live on a site made up of much younger occupants who they do not already know well. Other factors including increased caring responsibilities of various kinds, be it for partners, grand children or other relatives, as well as the onset of illness or infirmity, may further limit how many older people are ever actually able to make such a move. With that in mind, it is also unlikely that this theoretical need would benefit from the provision of a dedicated Gypsy and Traveller site at this stage either.

The scale of these issues means that any likely provision would be too small to be commercially viable if set up along lease-management lines like some sites elsewhere across Tees Valley. On the other hand research conducted in other parts of England has found that small sites based on family or friendship groups are most popular with Gypsies and Travellers, and least concerning for other residents living nearby.

Hartlepool is perhaps too isolated to co-operate with adjoining authorities to provide a site.

The security of any site in Hartlepool would also need to be carefully addressed, especially in the light of the public response to the 2013 consultation that attempted to identify a viable site. Any unmanaged stop-over type site as a way of meeting needs could prove to be the worst of all worlds.

Therefore in the first instance, the provision of a dedicated Gypsy and Traveller site in the Borough of Hartlepool, whether permanent or stop-over, may not offer the best solution to meeting the small theoretical housing need established through this accommodation assessment.

The various factors discussed in this study may well mean that no actual demand to live on a site is ever forthcoming. Therefore the recommendation is that the Council commits to proactively support and positively intervene with any member of the Gypsy and Traveller community needing re-housing, to explore their housing options, and does not seek to provide a dedicated site for Gypsy and Travellers in its Development Plan. Support from the Council will include access to currently available bricks and mortar housing, with referral to support agencies if necessary, as well as awareness-raising about the full range of accommodation options and how to pursue them.

Should the small theoretical need for a site then be manifested as actual demand through a Gypsy and Traveller member request or through a formal planning application, the Council will positively plan for such a site through the existing planning policy framework and any subsequent Development Plan policy framework.

1. Introduction

- 1.1 As the local planning authority, Hartlepool Borough Council is now preparing a Local Plan, which will be its core planning document for the period from 2016 to 2031.
- 1.2 In doing so the council is taking account of recently published planning policy from the Government. Amongst other things, this policy requires Hartlepool Borough Council to set targets for pitches and plots for Gypsies and Travellers and Travelling Showpeople, so that the need for appropriate permanent and transit accommodation can be properly addressed through the planning system.
- 1.3 The Government expects each local planning authority to make its own assessment of the need for such accommodation when preparing the Local Plan for its area. A robust evidence base must be drawn on to achieve this. The Government has provided no prescribed or recommended methodology setting out how this should be done. *Gypsy and Traveller Accommodation Needs Assessments*, CLG 2007, is being retained until it can be replaced with updated guidance. However, due to the Government's political commitment to localism, which seeks to increase the freedoms and flexibilities available to local authorities as they respond to the statutory requirements and framework of resources imposed on them, there is no longer a requirement to conform to the guidance contained in this document, or any future guidance that may replace it.
- 1.4 To contribute to the production of its Local Plan, Hartlepool Borough Council's has appointed Renaissance Research Ltd to carry out a Gypsy and Traveller Accommodation Assessment (GTAA) between March and July, 2014.
- 1.5 This report describes the study that has been undertaken and includes an assessment of need for pitches and plots for Gypsies and Travellers and Travelling Showpeople over the period up to 2031.

2. Methodology

- 2.1 This GTAA seeks to update an earlier assessment of Gypsy and Traveller accommodation needs in Hartlepool which was conducted as part of a study of needs in all five Tees Valley local planning authorities and published as the *Tees Valley Gypsy and Traveller Accommodation Needs Assessment* in 2009.
- 2.2 Whilst the 2009 *Tees Valley Gypsy and Traveller Accommodation Needs Assessment* contained estimates of accommodation needs up to 2026 across the whole of Tees Valley, the objective of this current GTAA is to look more closely at the position in Hartlepool than was possible in 2009, in order to make any predictions of need that will be used to prepare the Local Plan as robust as possible.
- 2.3 This current GTAA also offers an opportunity to extend the accommodation needs assessment up to 2031 to cover the whole Local Plan period, and to include an assessment of the needs of any Travelling Showpeople who may live in Hartlepool.
- 2.4 It consists of the following elements:
- A review of current policy on planning for Gypsies and Travellers and Travelling Showpeople, and a summary of existing data on needs in Hartlepool, including the *Tees Valley Gypsy and Traveller Accommodation Needs Assessment*. The aim of this part of the study is to provide a starting point from which to carry out more up to date local work on future accommodation needs.
 - Focus groups and interviews with members of the Gypsy and Traveller community in and around Hartlepool along with other stakeholders including managers of sites in neighbouring authorities, Council staff and regional representatives of travelling Showpeople. The aim of this part of the study is to provide an overview of issues affecting Gypsies and Travellers and Travelling Showpeople living in Hartlepool.
 - Individual interviews and focus group sessions using a semi structured interview format with members of Gypsy and Traveller households living in Hartlepool. The aim of this part of the study is to find out as much factual, quantifiable data as possible on the various factors that will determine current and future accommodation needs.
 - A calculation of future accommodation needs in the period up to 2031, using methods based on government guidance that have been used in other studies such as the 2009 *Tees Valley Gypsy and Traveller Accommodation Needs Assessment*. The aim of this part of the study is to provide figures on demand in Hartlepool for permanent pitches on sites that can be used by Hartlepool Borough Council to prepare its Local Plan covering the period up to 2031.

3. National policy background

- 3.1 The Housing Act 2004, Section 225 places a duty on local authorities to assess the accommodation needs of Gypsies and Travellers, and to incorporate site provision in local development strategies and plans where a need is demonstrated. This means that a local Council must assess the accommodation needs of Gypsies and Travellers residing in *or resorting to* it, as part of its general review of housing needs under section 8 of the Housing Act 1985. In addition, a Council must take into account its obligations under section 225 when preparing any housing or related strategy it is required to put together. It should be pointed out that there is no specific duty on a Council to directly provide either permanent or transit sites for Gypsies and Travellers. Instead Councils are free to decide whether or not directly providing permanent Gypsy and Traveller sites is part of their proper strategic response to the needs their assessment has identified.
- 3.2 The Government's current *National Planning Policy Framework* dates from March 2012. It frees local planning authorities from much of the regulation associated with the Planning and Compulsory Purchase Act 2004 by removing various requirements mainly at the regional strategic planning level, which was also the level at which inter-authority targets such as for the regional provision of Gypsy and Traveller sites, were previously decided. *National Planning Policy Framework* also renames as Local Plans the Local Development Frameworks which remain the main strategic planning documents that each local planning authority has to produce.
- 3.3 The Government's policy on planning to meet the specific accommodation needs for Gypsies and Travellers is set out in *Planning policy for traveller sites*. This document was issued at the same time as the *National Planning Policy Framework* and is to be read in conjunction with it. In this way, planning to meet the accommodation needs of Gypsies and Travellers becomes part of planning to meet housing requirements in general. Earlier government guidance contained in *Circular 01/06: Planning for Gypsy and traveller Caravan Sites* and *Circular 04/07: Planning for Travelling Showpeople* was cancelled once these new policies came into force.
- 3.4 In *Planning policy for traveller sites*, the Government states its overarching aim as being 'to ensure fair and equal treatment for Travellers, in a way that facilitates the traditional and nomadic way of life of Travellers while respecting the interests of the settled community'. There is also an emphasis on ensuring Gypsy and Traveller sites are 'economically, socially and environmentally' sustainable, by amongst other things promoting 'peaceful and integrated co-existence', ensuring that children can attend school regularly and avoiding placing undue pressure on local infrastructure and services.

3.5 The requirements for Local Plans set out in *Planning policy for traveller sites* are that they should:

- set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in their area;
- identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets;
- identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15;
- relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density; and
- protect local amenity and environment.

3.6 Whilst *Planning policy for traveller sites* asserts that each local planning authority should conduct its own assessment of Gypsy and Traveller accommodation needs, and use robust data to do so, the document also expects neighbouring authorities to work collaboratively to identify the accommodation needs of communities for whom travelling is an important part of their culture, if for some only for part of the year or during certain stages of their lives.

3.7 Although it aims to promote more private site provision, *Planning policy for traveller sites* also recognises a continuing need to find accommodation for those who are unable to provide their own sites, in order to help reduce the number of unauthorised developments and encampments. Local planning authorities are to set criteria for guiding land supply wherever need is identified and to form the basis for deciding on applications to develop sites even where no need has been identified.

3.8 As regards homelessness, legal definitions are offered in the Housing Act 1996, updated by the Homelessness Act 2002. For Gypsies and Travellers, section 175 of the 1996 Act is most relevant, stating that someone is homeless if they have accommodation but 'it consist of a moveable structure, vehicle or vessel designed or adapted for human habitation and there is no place where he is entitled or permitted both to place it and to reside in it.' This means that anyone living on an unauthorised site is homeless, if they have no other home they could reasonably go to. The Homelessness Act (2002) places a duty on local authorities to develop strategies to make sure there is enough accommodation for everyone who is homeless in their area.

3.9 Schedule 1 of the Human Rights Act 1998 applies 'the right to respect for his private and family life, his home and his correspondence' to a caravan, even when it is unlawfully or illegally parked. Therefore the Act's protection applies to

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Gypsies and Travellers on permanent sites and on unauthorised encampments too.

- 3.10 Under UK law, English Romany Gypsies and Irish Travellers are recognised as ethnic minorities with legal rights to protection from nuisance, harassment, discrimination and harm from others. Travelling Showpeople, however, do not constitute an ethnic group under UK law.
- 3.11 The Race Relations Amendment Act 2000 states that it is unlawful to treat Gypsies and Travellers less favourably than people from other racial groups, discriminate against them directly or indirectly, or segregate them on racial grounds. Councils have a Race Equality Duty to promote racial equality and choice, promote consultation and active participation with the Gypsy and Traveller communities and publish a Race Equality Scheme.
- 3.12 The 2011 Census was the first national census to give respondents the opportunity to describe their ethnicity as 'White: Gypsy or Irish Traveller'. As a result, 58,000 people in England and Wales were identified as a Gypsy or Irish Traveller in the 2011 Census, 0.1 per cent of the usual resident population. The figure for England alone was 54,895. The figure most often quoted previously for the total size of Gypsy and Traveller communities nationally came from the Commission for Racial Equality who had suggested that the likely total number was around 0.6% of the population, somewhere over 200,000 across the country but concentrated in various historic centres, although the basis for that calculation had always been unclear.
- 3.13 Commentators including academics and spokespeople from Gypsy and Traveller organisations believe the 2011 Census figure to be a significant undercount caused by mistrust of officialdom and poor literacy or numeracy within these communities, together with a failure on the part of Office of National Statistics enumerators to engage properly with marginalised communities, especially with people living on unauthorised sites.
- 3.14 Leading academic Pat Niner has estimated the Census may have recorded as few as 27% of the total number of households nationally. Whilst a study published in 2013 by the Irish Traveller Movement in Britain (ITMB) has used figures from 46 Gypsy, Traveller Accommodation Assessments across each region of England to produce an alternative population estimate to the Census. ITMB's methodology suggests the total Gypsy and Traveller population in England could be 122,785, including a population for the North East as a whole of 3,574, with 1,455 of these living across Tees Valley. These North East and Tees Valley figures are slightly more than double the population figures from the 2011 Census of 1,684 and 703 respectively.

4. The Tees Valley context

- 4.1 The 2009 *Tees Valley Gypsy and Traveller Accommodation Needs Assessment* predicted the following need for pitches in each of the area's five local authorities over the period 2007 - 2021:

	Study area total	Hartlepool	Darlington	Middlesbrough	Redcar & Cleveland	Stockton
Current authorised pitch provision	129	0	62	25	0*	41
Additional pitches needed 2007-2012	79	4	61	4	-7	17
Additional pitches needed 2012-2016	26	1	15	3	1	7
Additional pitches needed 2016-2021	38	1	22	4	2	10
Estimated total additional Pitches needed 2007-2021	145	6	98	11	-4	34

* site closed at time of assessment but coming back into use

- 4.2 In addition, it commented on the provision of short term transit sites in addition to permanent pitches:

This indicates that all local authorities should look to provide accommodation for short-term users. More formal provision should be provided in Darlington, Stockton-on-Tees and Redcar & Cleveland. However, Hartlepool and Middlesbrough should also look to provide options for transient Gypsies and Travellers.

- 4.3 It also drew attention to how the pattern of uneven distribution of pitches between each of the five local authorities in the Tees Valley area, which had grown up over many years, affected calculations of future need:

[There] is a tendency, when the need for additional accommodation is assessed, for the needs assessment to further compound these inequalities in site provision. For example, authorities which already provide Gypsy and Traveller accommodation (publicly or privately) are assessed as having greater need for additional pitch provision than authorities with little or no pitch provision.

- 4.4 And it went on to explain that it carried out its predictions of the future need for permanent pitches on what it described as a 'need where it is seen to arise' basis. The report's authors emphasised that actually providing pitches required a strategic approach based on partnership between each local planning authority and other stakeholders:

[The] results of this apportionment [of extra pitches to each of the five Tees Valley boroughs] should not necessarily be assumed to imply that those needs should be actually met in that specific locality. Decisions about where need should be met should be strategic.

- 4.4 Using information gathered from the Traveller Education Service, the 2009 *Tees Valley Gypsy and Traveller Accommodation Needs Assessment* estimated there were at least 267 families living in bricks and mortar housing across all of Tees Valley, but acknowledged that was 'probably a significant undercount'.
- 4.5 The five local planning authorities in Tees Valley including Hartlepool are at different stages in preparing how to include Gypsy and Traveller and travelling Showpeople's accommodation needs in their Local Plans. The current position with each of them is set out below:
- Hartlepool Borough Council is carrying out a local Gypsy and Traveller Accommodation Assessment following an attempt to use a criteria-based approach in 2013 to earmark a site for the 6 extra pitches predicted by the 2009 *Tees Valley Gypsy and Traveller Accommodation Needs Assessment*. There are no permanent Gypsy and Traveller or Travelling Showpeople sites in Hartlepool, and no official transit sites.
 - Darlington Borough Council is updating its Gypsy and Traveller Accommodation Assessment, having carried out a study on potential Traveller sites and Travelling Showpeople sites in 2012 then running a public consultation on where new developments should occur. Currently there are 68 residential Traveller pitches on 9 sites with permanent planning permission on Darlington Council's database of existing sites. The Council provides 52 of these available pitches on two long-established sites, as well as 24 transit pitches. Both sites are leased and managed by members of the Gypsy community. In addition there are three small private owner-occupied sites for Gypsies and Travellers. The Council is currently planning to provide 35 extra permanent pitches, initially by using a £1.8m HCA grant to put 20 new pitches on a site adjoining one of its two current permanent sites. There is also a proposal for additional pitches adjacent to a small private site. The lack of Gypsy and Traveller sites has regularly been the ground on which planning permission has been granted in Darlington for private Gypsy and Traveller sites, particularly on appeal. There is no site for Travelling Showpeople in Darlington, with no need having been identified.
 - Stockton on Tees Borough Council carried out its own update of the 2009 *Tees Valley Gypsy and Traveller Accommodation Needs Assessment* in 2012, as various recent changes including housing regeneration and the granting of planning permissions for residential pitches were likely to have altered future pitch requirements in the borough. In view of these changes, Stockton's update has calculated a need to provide for an extra 26 pitches over the period from 2012 to 2027, as opposed to the 34 between 2007 and 2021 predicted by the earlier Tees Valley assessment. A public consultation exercise was held in February and March 2014 on potential sites where these new pitches could be developed, and a call for sites brought forward one private proposal for a twenty-pitch site. There are currently 42 permanent Gypsy and Traveller pitches in Stockton, made up of 28 rented

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pitches on a Council owned site and 14 authorised pitches on 10 privately owned small sites in various locations. There are no transit sites in the borough or sites for Travelling Showpeople; the 2012 Accommodation Assessment update found there to be no need to provide either of these.

- Middlesbrough Council completed a Gypsy, Traveller and Travelling Showpeople topic paper in March 2014 as part of its Local Plan process. The topic paper describes how the Council has reviewed accommodation needs within the context set by the 2009 *Tees Valley Gypsy, Traveller Accommodation Needs Assessment*, which it deems a key part of the current Local Plan's evidence base. The Council has extended the needs assessment up to 2029, its Local Plan's final year, by projecting forward household growth rates in order to work out likely pitch and plot requirements for the entire plan period. Over the life of the whole Local Plan, eight extra Gypsy and Traveller pitches and five extra Travelling Showpeople plots will be needed. The Council believes it has a deliverable and developable supply of sufficient pitches and plots over the requisite fifteen year period, achievable by developing within or adjacent to existing sites rather than through identifying new sites in the Local Plan. In support of this stance, the Council cites as evidence the small amount of provision needed over the next five years, an absence of unauthorised encampments since 2008, inevitable uncertainties over the following ten to fifteen year period and long-term spare capacity at its Gypsy and Traveller site. Currently there are 21 permanent Gypsy and Traveller pitches in Middlesbrough, all on one council-owned site, and 10 plots for Travelling Showpeople on one privately-run yard.
- Redcar & Cleveland Council is currently in the middle of refurbishing the Gypsy and Traveller site that it owns. When it re-opens later in 2014, the site will offer 18 permanent pitches, an increase of five on current provision. The Council is planning on the basis needs identified in the 2009 *Tees Valley Gypsy, Traveller Accommodation Needs Assessment* and has not yet begun work to review these targets. A transit area is provided within the Council's permanent site, but it has never been used as such, and there is no record of unauthorised encampments having occurred. There is no site for Travelling Showpeople in Redcar & Cleveland, with no need having been identified.

- 4.6 Hartlepool borders County Durham to the north and west. Here a Gypsy Traveller Accommodation Assessment was carried out in 2013 (also by Renaissance Research, the authors of this Hartlepool Assessment), as part of the Council's Local Plan process. Durham County Council provides six Gypsy and Traveller sites across the County. At the time of the Assessment, the Council was still in the process of refurbishing its sites, with four of them due to close for works to begin. On completion of the refurbishment programme in 2015, the Council will have increased its provision from the current figure of 115 to 123 permanent pitches, also increasing the number of double pitches. In view of this, the Assessment found no extra need for Gypsy and Traveller pitches over the next five years, but recommended that the needs assessment should be updated in 2020, by which time the true long-term pattern of demand for

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pitches in the County would have become discernible. There are in addition three privately owned sites for Travelling Showpeople in County Durham, which are home to 11 households. The Accommodation Assessment recommended that for Travelling Showpeople, any additional accommodation needs that might arise up to 2030 would be better pursued through the planning application process rather than through specific site allocations in the Local Plan.

5. Interviews in Hartlepool carried out for the 2009 Tees Valley Gypsy, Traveller Accommodation Needs Assessment

5.1 As part of the fieldwork for the 2009 *Tees Valley Gypsy, Traveller Accommodation Needs Assessment*, interviews were carried out with representatives of ten households in Hartlepool. These were eight women and two men. They all selected Romany/Gypsy (English) to identify their ethnicity from a list of options presented to them by the interviewer.

5.2 These ten households contained 34 individuals in total, comprising 20 adults and 14 children. The ages of the people in the households were:

Age	Number
0-4 yrs	3
5-10yrs	6
11-15 yrs	5
16-39 yrs	8
40-59 yrs	8
60-74 yrs	2
75-84	2
Total	34

5.3 All ten respondents were living in bricks and mortar housing. Their housing tenures were:

Owner Occupier	5
Council*	4
Private rent	1
Total	10

* i.e. Housing Hartlepool, the social landlord set up by the transfer of Hartlepool Borough Council's housing stock

5.4 There was an adult in work in five of the households. Horse dealer, market trader, tarmac and tree felling were each mentioned as sources of employment.

5.5 All respondents felt positively about their current housing in terms of space and general suitability, although one suggested 'bigger bedrooms' would be an improvement. There were no reports of harassment or other problems with neighbours, although three had experienced eviction at some time in the past.

5.6 Seven of the respondents had been living in their current home for three years or more. Five predicted that they would continue to live there 'indefinitely', and five said they did not know how long they would stay. Two respondents said they had bought land in the past, with one describing difficulties Gypsies face in dealing with planning authorities.

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5.7 Nine described themselves as 'local to the area', with four being born in Hartlepool. All ten said they had family in the area and four said they had children in local schools.

5.8 When asked where they had lived previous to their current address, the following answers were provided:

Roadside	5
House	4
Private Site	1
Total	10

5.9 As for travelling, six said they travelled seasonally, two said they travelled just once a year and two said they no longer travelled. Five noted that the frequency of their travelling had changed, in each case because it was getting harder to find stopping places. Three said they had been forced to leave a stopping place in the previous year.

5.10 Six respondents said that they travelled to attend fairs and two said they travelled to visit relatives. Four mentioned travelling to Appleby, and Yarm Fair was mentioned too.

5.11 Looking to the future, three thought they would travel less, three thought they would travel the same amount and four did not know. Travelling appeared to be mainly fairly local and reliant on roadside stopping places.

5.12 As for future housing needs, one respondent was on the waiting list for social rented housing in Hartlepool, but apart from this, none of the respondents said they were in housing need. Two respondents each identified a son as needing accommodation at some time during the next five years, and one of them thought that a trailer/caravan might be what they required.

5.13 Other responses to the questionnaire include:

- Six of the respondents kept horses, but not other livestock
- Four own a caravan/trailer
- Four agreed with the suggestion that 'people working in services need to be aware of Gypsy and Traveller issues'
- Six felt that they 'would definitely use' a service offering help with filling in forms
- Four felt they 'would definitely use' a service offering help with planning
- Five said their children attended school regularly and one said they didn't
- None said their children were being educated at home

5.14 Interviews were not carried out with Travelling Showpeople in Hartlepool for the 2009 *Tees Valley Gypsy, Traveller Accommodation Needs Assessment* as no Travelling Showpeople lived there.

6. Hartlepool – current data

Estimating the population of Gypsies and Travellers in Hartlepool from the 2011 Census

- 6.1 As noted in paragraphs 3.12 -14 above, the 2011 Census was the first ever to include a specific category for 'White: Gypsy or Irish Traveller', although some academics and other spokespeople believe the Census may have recorded only a half to a quarter of people nationally who may reasonably have been expected to identify themselves as 'White: Gypsy or Irish Traveller'.
- 6.2 This problem of a likely Census under-count is apparent in the neighbouring council area of County Durham where the Census records only 467 Gypsy and Travellers, when other locally derived estimates have previously suggested a population of around 2,000 in this area with a long-established Gypsy and Traveller presence. And the 2013 study by the Irish Traveller Movement in Britain cited in paragraph 3.14 suggests a minimum population for the North East and Tees Valley of slightly more than double that recorded by the Census.
- 6.4 In Hartlepool only 12 household representatives described their ethnicity as 'White: Gypsy or Irish Traveller'. In total, 40 persons were identified in the Census as 'White: Gypsy or Irish Traveller' but it is not possible to ascertain whether some of these were resident in households with a non Gypsy/Traveller as the household representative.
- 6.5 If the underestimate in Hartlepool reflects the national picture described in the Irish Traveller Movement in Britain report, then on the basis of Census figures alone, there might be around 80 Gypsy and Irish Travellers living in Hartlepool. Whereas if the Census undercount in Hartlepool was closer to what may have occurred in County Durham, a population of around 150 could be derived from the Census, although as Hartlepool is not an historic centre of Gypsy and Traveller life in the way that parts of County Durham certainly are, the Irish Traveller Movement in Britain report may offer the more reliable basis for deriving an actual upper limit from the Census figures.

Estimating the population of Gypsies and Travellers in Hartlepool from local school records

- 6.6 Given the problems with data from the recent Census discussed above, Renaissance Research has developed an approach to estimating the total population of Gypsies and Travellers from the number of Gypsy and Traveller children known to a Local Authority's Education Department. This approach has been adopted in similar assessments for County Durham, Greater Manchester, North Yorkshire and the East Riding of Yorkshire.
- 6.7 These estimates have been made by reversing the standard planning calculation of 2.6 pupils per year group to every 100 households. The standard

calculation has to be adapted for Gypsy and Traveller households because evidence strongly suggests that the average number of children in families with dependant children is higher in this community than in the population as a whole and they will therefore generate fewer households for any given number of school pupils.

- 6.8 A ratio of 1.7 school age children per year group to every 100 households has been adopted for the Gypsy and Traveller population. This ratio has been arrived at by taking 1.7 which is the average number of children for families for the population in England as a whole, dividing it by 2.6, which is the average number of children for Gypsy and Traveller families with children (taken from household surveys of this community elsewhere) and multiplying the result by 2.6, which is the ratio of pupils per year group in the standard calculation¹.
- 6.9 There are only 9 pupils from Gypsy and Irish Traveller families known to the Hartlepool Borough Council's Education Department², spread between six schools. No home educated children are recorded as being of Gypsy and Traveller heritage. Applying the figure of 1.7 households for every school age child suggests there may be about 15 Gypsy and Traveller households, which would translate into a population estimate of 45 Gypsy and Traveller persons living in the borough.
- 6.10 It is perhaps surprising for the estimate derived in this way to be so similar to the Census figure. In other GTAA's the figure calculated in this way has been much greater and it would therefore appear that the Hartlepool area is a special case. This might be explained in a number of ways:
- A lower propensity to self-identify as Gypsy or Irish Traveller with schools than in other parts of the country.
 - A more accurate enumeration in the Census of Gypsy/Irish Traveller individuals and households than that achieved elsewhere.
 - Greater complexity regarding ethnic self-identity in families associated with recognised Travelling communities.

Using Census returns to indicate the distribution of Gypsies and Travellers around Hartlepool

- 6.11 The following table shows the distribution of 'White: Gypsy or Irish Traveller' persons from the 2011 Census by ward, but it should be noted that small numbers are *bowdlerised* in the Census in order to protect against disclosure of personal information. This means that records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies. All that might be said from Table 1 is that the

¹ It is merely coincidental that the number of children per household in the other surveys and the numbers of school age children generated by 100 households in the planning formula are both 2.6.

² None of these self-identified in the School Census 2013.

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wards of Hart, Burn Valley and Rossmere are those most likely to contain Gypsy and Irish Traveller households:

2011 ward	All usual residents	White: Gypsy or Irish Traveller
Hart	6,913	9
Burn Valley	5,688	8
Rossmere	6,353	5
Owton	5,691	4
St Hilda	5,708	4
Brus	6,779	2
Dyke House	4,952	1
Elwick	2,061	1
Foggy Furze	4,497	1
Park	5,934	1
Rift House	6,285	1
Seaton	6,865	1
Stranton	6,105	1
Throston	5,972	1
Fens	4,871	0
Grange	5,222	0
Greatham	2,132	0

6.12 Owing to the very small numbers of Gypsy and Traveller children recorded as attending school in Hartlepool, it has not been possible for the Education Service to corroborate the details in the above table, because of the risk of identifying individual children.

Using Census returns for accommodation type to identify Gypsies and Travellers in Hartlepool

6.13 While a total of 109 households were recorded in the 2011 Census as living in a 'caravan or other mobile or temporary structure', none of these identified as 'White: Gypsy or Irish Traveller'.

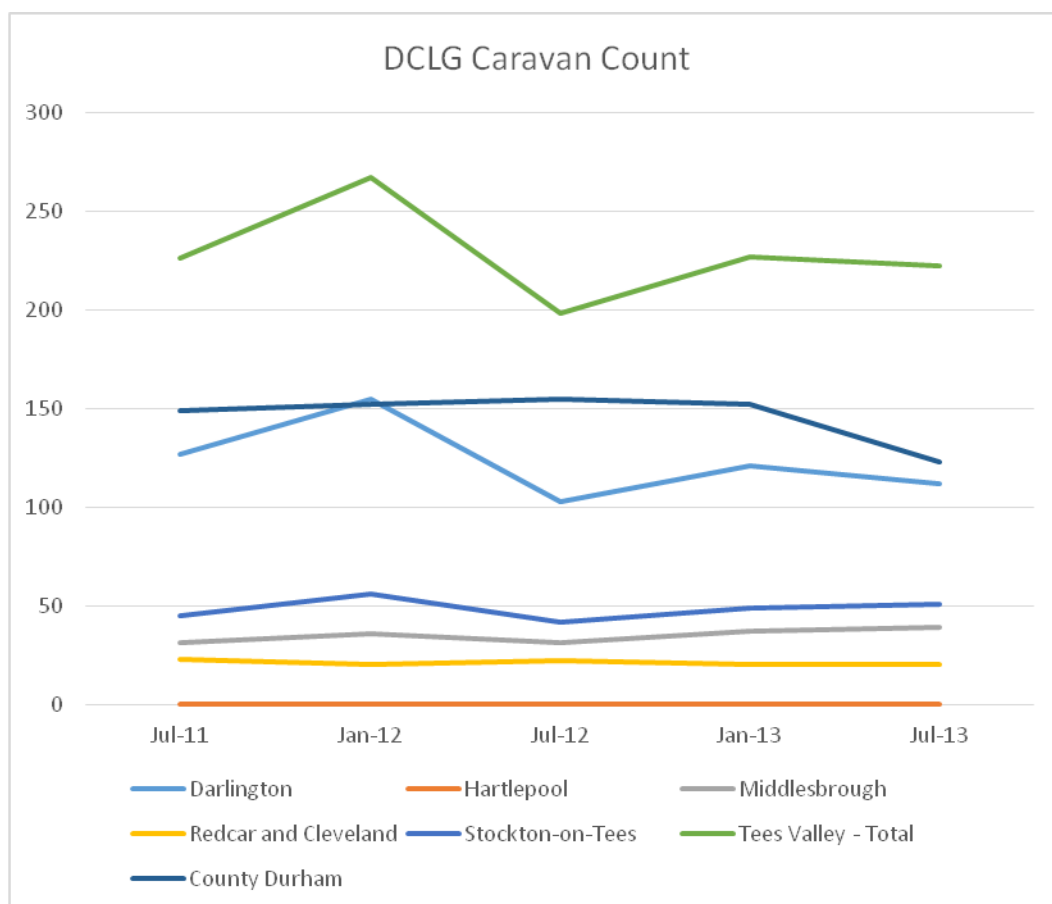
The twice yearly caravan count as an indicator of the presence in Hartlepool of Gypsies and Travellers

6.14 Snapshot counts of the number of Gypsy and Traveller caravans were requested by the Government in 1979, and are now made by local authorities on a voluntary basis every January and July. Again there are issues of accuracy around this data with their accuracy believed to vary between local authorities. There is no guarantee that the counts pick up on all private Traveller sites, or on

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Gypsies and Travellers living on commercial caravan sites and unauthorised developments.

6.15 No caravans have been recorded in Hartlepool in any of the last five caravan counts, although they are recorded in neighbouring council areas, as the graph below shows:



The frequency of Unofficial Encampments as an indicator of the presence in Hartlepool of Gypsies and Travellers

6.16 Hartlepool Borough Council reports that there have been only eight unofficial Gypsy or Traveller encampments in the last three years. In total this represented a minimum of 112 caravan days.

6.17 Unauthorised encampments are in fact relatively infrequent across the whole of Tees Valley. Of the five authorities in this sub-region, Stockton is the only council to have recorded any unauthorised encampments present on land not owned by Gypsies in the last five national twice-yearly caravan counts, recording 13 caravans in total over those last five counts. As for the unauthorised presence of caravans on land owned by Gypsies, Darlington is the only council to have recorded anything at all, with 14 caravans in total over the last five counts.

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Year	Caravans	Duration (days)	Caravan days	Location	Reason
2010/11	1	3	3	Raby Arms, Hart	Unknown
2010/12	4	8	32	B&Q	Unknown
2011/12	3	4	12	B&Q	Unknown
2012/13	Unknown	1	1	* B&Q	Unknown
2012/13	5	1	5	Customs House, Marina	Unknown
2012/13	11	1	11	North Gare, Seaton Carew	Unknown
2013/14	4	6	24	B&Q	Unknown but coincided with horse fair at Blackhall
2014/15	6	4	24	B&Q	Unknown
TOTAL			112		

*Minimum

6.18 In contrast, unauthorised encampments are common in County Durham with Durham County Council's Traveller Liaison Service recording an average of 350 unauthorised encampments per year on private and council-owned land since 2008. However, the seasonal nature of unauthorised encampments in County Durham and their concentration along routes associated with Appleby Fair or other events of significance to Gypsies and Travellers, suggest they are more to do with the travelling culture itself rather than indicating local accommodation need.

Using Planning Applications to track past demand for Gypsy & Traveller sites

6.19 Hartlepool Borough Council has received no applications for private site development either in the period reviewed for the 2009 *Tees Valley Gypsy, Traveller Accommodation Needs Assessment*, nor since then. Neither have they had to take any action over unofficial developments. Bearing this in mind the Council has no record of ever receiving a planning application with regard to a Gypsy and Traveller development since records began.

Travelling Showpeople in Hartlepool

6.20 There are no records of any Travelling Showpeople's yards in Hartlepool, nor of any planning applications to situate any there. A phone call discussion carried out with a regional representative of the Showman's Guild for this accommodation assessment confirms that no Travelling Showpeople are known to live in the area for which Hartlepool Borough Council is the local planning authority.

7. Focus Groups summary

- 7.1 Renaissance Research contacted the Society for the Promotion & Advancement of Romany Culture (SPARC) for help to make initial contact with Gypsies and Travellers living in Hartlepool. SPARC is a community-based, non-profit organisation providing assistance and information to the Gypsy & Travellers community in and around the North-East of England.
- 7.2 On the advice of a Gypsy woman living in Hartlepool whose details were supplied by SPARC, it was agreed that the best way to begin to develop contact with Gypsies and Travellers would be to invite people to a drop-in session at a local community centre. This would offer a low-key, unthreatening opportunity to explain the aims of the Accommodation Assessment and being to identify issues.
- 7.3 Two drop-in sessions were arranged for April 16th at the Belle Vue Community Centre, which was recommended by the SPARC contact. The sessions, which took the form of informal focus groups, were held in the afternoon and early evening. Invitations were through a Facebook page (<https://www.facebook.com/pages/Hartlepool-Accommodation-Assessment-for-Gypsies-and-Travellers/1408440952750217>) specially set up to generate interest in the project, and also by word of mouth.
- 7.4 Although only four people attended these sessions, they did seem to succeed in laying the basis for further more detailed work with Gypsies and Travellers in Hartlepool later in the project. The age range of the two women and two men who attended the sessions was from early twenties to late fifties.
- 7.5 Perhaps the most significant point emerging from these initial sessions was simply the confirmation that there was indeed a small indigenous Gypsy and Traveller presence in Hartlepool. Involvement in horses, drives and seasonal travelling to various events all cited amongst numerous examples of the surprisingly vibrant local culture.
- 7.6 Comments made by participants in the session include:
- Any site for Gypsies and Travellers would have to be properly managed, with good facilities.
 - Young people [in Gypsy and Traveller families] might consider living on a site if one was available.
 - Although a proper transit site might be what is needed, rather than a permanent site.
 - But would a transit site just attract trouble?

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- Encampments on the B&Q site occur when people come here to visit relatives.
- People with Gypsy and Traveller heritage live on caravan sites such as Crimdon Dene, but are probably settled there rather than interested in a permanent Gypsy and Traveller site.
- There probably are no people on Gypsy and Traveller sites in other Council areas nearby who want to move to Hartlepool.
- The 2013 consultation about possible Gypsy and Traveller sites in Hartlepool stirred up a lot of bad feeling and is likely to make people think twice about identifying themselves as Gypsies.
- There are a lot of people locally who are interested in the Gypsy way of life, although they are not fully 'Gypsy blood'.

7.7 As well as establishing links with the four people who attended, a number of additional people living locally were suggested as further contacts.

8. Findings from interviews carried out in Hartlepool, May and June 2014

Methodology

- 8.1 As the population of Gypsies and Travellers living in Hartlepool is known to be small, a rolling ball technique was adopted to identify potential survey respondents in Hartlepool. The Darlington-based UK Association of Gypsy Women, the Northern Network of Travelling People and the Society for the Promotion and Advancement of Romany Culture were all approached and asked to provide us with people to contact initially. A Facebook page was set up too, so that social networking could help to identify potential respondents. Further interviews were then set up from these initial contacts.
- 8.2 In total 17 people were approached for interviews and 14 were completed. Interviewees came from 13 different households, one more than the 12 household representatives recorded by the Census. These interviews produced information on 29 separate individuals, representing 64% of Hartlepool's Gypsy and Traveller population as derived from school records (see paragraphs 6.6-6.10 above); school records perhaps offer the best basis for calculating the actual population, given the problems with Census and other data.
- 8.3 As the Gypsy and Traveller population in Hartlepool is small, for the purposes of survey work it is not relevant to provide a confidence interval to estimate sample bias. In order to achieve a confidence interval of +/- 5% (at the 95% confidence level) for the upper population estimate of 43 households it would be necessary to interview all households. However, schools data suggests the actual number of households is likely to be at the lower end of the possible range, i.e. under 20. Fieldworkers therefore sought to interview as many Gypsies and Travellers as could be identified, approaching 17 individuals and interviewing 14 from 13 different households to achieve what is arguably the most representative sample available.
- 8.4 Most respondents were men, which is unusual for surveys on Gypsy and Traveller issues. There was a good mixture of ages:

Survey Respondents by age and gender

	Male	Female	Total
under 25	3	1	4
26 - 40 yrs	2	1	3
41 - 60 yrs	4	2	6
61+	1	0	1
Total	10	4	14

Ethnicity and identity

- 8.5 It rapidly became apparent through the fieldwork that notions of ethnic identity were more complex and nuanced than they have been reported as being in other Gypsy, Traveller Accommodation Assessments. There were, for example, strong family connections between some of those who described themselves as Gypsy or of Gypsy ancestry and those who were descended from showmen or from circus people. Respondents' claims about identity appeared to involve sophistication and sensitivity.
- 8.6 Gypsies and Travellers in the UK are generally divided into three broad groups: English (Romany) Gypsies, Travellers of Irish descent and New Travellers. English Gypsies and Irish Travellers are distinct ethnicities and all the duties on public bodies under Race Relations legislation apply to them.
- 8.7 In the 2009 *Tees Valley Gypsy, Traveller Accommodation Needs Assessment* all of the Hartlepool respondents, when given a list of options, identified themselves as 'Romany/Gypsy (English)'. However, in the survey work conducted in May and June 2014 for this study, respondents were careful to make a distinction between having a Gypsy heritage ('coming off Gypsies') and actually being Gypsies themselves.
- 8.8 Others, while distinguishing themselves from Irish Travellers, opted for 'Traveller'. Six described themselves as 'horse people' with varying degrees of Gypsy and Traveller ancestry, even including family histories involving Showpeople and circuses. In the words of one of the respondents, 'Our ethnicity? Anything you want! Horse people, White British'. Or as her sister put it, 'We were down as Travellers of Irish Heritage at school so we could get time off for travelling. My son (5) is down as White British so it doesn't draw attention'.

Survey respondents by ethnicity

	Frequency
Gypsy/Romany	2
Traveller	2
Horse Person	6
Gypsy heritage	4
Total	14

- 8.9 As a subsidiary to the ethnicity question, respondents were asked if their answer was the same as that given in the 2011 Census. Several respondents either did not recall completing the Census or could not remember the response that they had given to the ethnicity question. Those that did either opted for 'Gypsy or Irish Traveller' or 'White British'.

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- 8.10 As Judith Okely has noted, self-ascription relates more to group identity than to individual assertions:

If a group of Gypsies or Travellers recognises as a member a person calling him/herself a Gypsy, then his/her Gypsy identity is a social fact. ... When self-ascription is the primary focus, then only those aspects of culture which the group itself emphasises as important have a bearing upon recruitment and identity. ... Some aspects of Traveller culture and values serve to reinforce the division, for example nomadism, self-employment, dress, language and rituals of cleanliness. But none of these is sufficient (Okely, 1983 p 66).

- 8.11 The fact that the ways in which people choose to ascribe their ethnicity may change over time due to various factors is established internationally, with the 25% increase in the self-ascription of Native Americans between the 2000 and 2010 censuses in the USA being one recent well noted example.
- 8.12 In Hartlepool, connections were apparent between most of the family groups interviewed although doubt was cast upon the authenticity of some identity claims.
- 8.13 Despite the complexities around self ascription that are such a noteworthy feature of this study, it does seem that on the basis of their personal and family histories, the people interviewed in May and June 2014 could all credibly ascribe a Gypsy or Traveller ethnicity to themselves, if they chose to do so. Hence they are the proper subjects of a Gypsy Traveller Accommodation Needs Assessment.

Current accommodation

- 8.14 Interviews took place over the summer period (before and after the Appleby Horse Fair). While most of the respondents were living in bricks and mortar accommodation, three respondents indicated that they were living in trailers or horse drawn wagons in and around the Hartlepool area. All three of these respondents were from the Hartlepool area and described themselves as having a Traveller heritage.

Current accommodation type

	Frequency
House	11
Trailer/Wagon	3
Total	14

Preferred accommodation

- 8.15 All three of the respondents currently living in trailers/wagons and three of those living in houses expressed a preference for living in trailers/wagons in the future. The three respondents currently in housing and expressing this preference included people who had previously lived in trailers in Hartlepool

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and elsewhere and had wider family members living on sites in adjacent authorities.

- 8.16 One of the respondents also referred to a previous private caravan site used by Gypsies and Travellers in the Seaton Carew area, which had been sold for housing around 1990.
- 8.17 While most of those living in houses suggested that they had grown used to the home comforts associated with bricks and mortar these included three cases where the preferences of spouses/partners differed. In one case a non-gypsy spouse was attracted to living in a trailer despite her traveller husband's preference for bricks and mortar. Two older respondents both with partners that were suffering from age related health problems indicated that they would otherwise have preferred to live in trailers and would pursue this option in later years were they to lose their partners.

Preferred accommodation type by current accommodation type

Current accommodation			
	House	Trailer/Wagon	Total
House	8	0	8
Trailer/Wagon	3	3	6
Total	11	3	14

- 8.18 Five of the six respondents wishing to live in trailers/wagons wanted to remain in the Hartlepool area while one wanted to relocate to the Midlands due to work commitments.
- 8.19 When asked the reason for accommodation preferences those preferring trailers reported to varying degrees their dissatisfaction with living in houses. Reasons included a preference to be 'free to move around' and for 'fresh air'. One suggested that she had 'never wanted to live in a house'. As she explained:

I feel closed in living in a house and don't feel comfortable mixing socially with people who aren't family or Travellers

- 8.20 Another suggested that living in a house had contributed to various health problems and had affected her mental health.

Preferred accommodation type by preferred location

Preferred Accommodation			
	House	Trailer/Wagon	Total
Not specified	2	0	2
Hartlepool	6	5	11
Midlands	0	1	1
Total	8	6	14

Need for a site

- 8.21 All respondents were asked whether they felt that there was a need for a Traveller site in the Hartlepool area.
- 8.22 Respondents were clearly very aware of how controversial a recent attempt by the Council to identify a site for the town at Hart Village had been. In addition, several respondents indicated a concern that any site that might be developed should be well managed. There were many concerns about the behaviour of non-Travellers and 'irresponsible' Travellers who in their view should be excluded. The most recent unauthorised encampment at the B&Q site in Hartlepool site was mentioned as having been the cause of a considerable amount of anti-social behaviour.
- 8.23 With all this in mind, on reflection two respondents maintained that they could not give a view on whether a site was needed, because 'It was not up to them'. Another believed a transit site was required rather than a permanent one, while ten others suggested a permanent site of some kind was required.
- 8.24 Views about the size of site that they believed to be required varied, ranging from between 6 and 20 pitches, with issues around security and manageability occupying respondents' thoughts as to the viability of any future site.

Travelling behaviour

- 8.25 Nine of the 14 respondents reported that they had a trailer or horse drawn wagon.
- 8.26 Most respondents indicated that their travelling behaviour was now largely restricted to visiting fairs, except for the three respondents living in trailers who mentioned staying at the roadside, particularly near Sedgefield as well as on a parent's drive.
- 8.27 Appleby and Yarm were the most frequently mentioned destinations. Those currently living in trailers/wagons reported that they travelled for most of the summer months. One travelled in connection with circus work while one was unable to travel despite wishing to do so due to personal reasons.

Travelling practices

	Frequency
Fairs	7
Fairs and summer	3
Circus	1
Not at moment	1
Missing	2
Total	14

Other interviews

- 8.28 A leading member of the Gypsy community in the North East who also manages a number of permanent sites in the Tees Valley area was interviewed too. He had been born in Hartlepool, and although he had moved away, he still had cousins living in the town with their families. He said that his cousins were now settled in houses with their families, and though proud of their Gypsy heritage, would no longer consider living on sites. He also said he was unaware of anyone on the site he managed in Redcar coming from Hartlepool, although he may have encountered a few over the years from Hartlepool on his Darlington site.
- 8.29 Gypsy Site Wardens were contacted in County Durham and asked to supply details of any applications for pitches that had been received from people from Hartlepool. None could be recalled although Durham County Council responded that the application records were private so this could not be confirmed absolutely. Durham County Council staff dealing with unauthorised encampments could not recall encountering anyone from the Hartlepool area.
- 8.30 Alan Boswell, pastor of the Light and Life Church in Darlington which has many Gypsies in its congregation, confirmed that no one from Hartlepool was a current member of the that Church, although they had been until a few years ago.

9. Calculation of pitch requirements

Pitch Requirements for Gypsies and Travellers

9.1 An assessment of the likely supply and demand for permanent Gypsy and Traveller sites in Hartlepool during the period up to 2031 is set out in the table below, using data collected by the current study.

	Factors	Number	Notes
	Supply		
1	Current supply of local authority pitches	0	There are no LA sites in the Borough.
2	Current supply of authorised privately owned pitches	0	No pitches have been granted permanent permission in the last 5 years (HBC Planning).
3	Alternative provision	0	None known
4	Expected increase in supply of local authority pitches	0	None currently planned
5	Expected increase in supply of privately owned pitches and alternative provision	0	None known – no history
	Flows resulting in increased supply		
6	Older people vacating pitches	0	
7	Younger households likely to move into bricks and mortar	0	
8	Households likely to move from sites into 'bricks and mortar' accommodation or into care homes etc.	0	Sum of 6 and 7
9	Out migrants: Number of households occupying or requiring pitches that are likely to move away	2	From survey
	TOTAL SUPPLY	2	Sum of 1 to 9
	Demand		
10	Number of households occupying authorised local authority pitches	0	
11	Number of households currently occupying authorised privately owned pitches and alternative provision	0	
12	Number of households living on unauthorised developments	0	
13	Number of households living on unauthorised encampments and intending to stay in Hartlepool	3	From survey*
	Flows resulting in increased demand		
14	Households likely to move from bricks and mortar accommodation onto a site (if developed)	3	From survey
15	In migrants: Number of households requiring pitches that are likely to move to Hartlepool	0	
16	Households requiring pitches likely to emerge from existing pitches (family formation)	0	No existing pitches
17	Households requiring pitches likely to emerge from bricks and mortar accommodation (family formation)	1	Schools data - see para 9.2 below
	TOTAL DEMAND	7	Sum of 10 to 17
	Net Demand	5	Demand - Supply

*i.e. constantly moving between a nearby stop over site in County Durham, various other local outdoor spaces and on parents' driveways in Hartlepool as concealed households.

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- 9.2 Due to the very small overall population of Gypsies and Travellers it is difficult to project the precise effects on demand of new household formation, as well as the proportion likely to remain in Hartlepool, or the likely propensity for living on sites for those that do. Survey data from the neighbouring authority of Durham County Council conducted in 2013 suggests that about one tenth of Gypsy and Traveller family formation from households with children in bricks and mortar accommodation might result in demand for a pitch on a site. As the traveller education data in Hartlepool suggests no more than ten households with school age children then it is unlikely that family formation will result in more than one additional pitch over the course of the next 17 years.
- 9.3 The analysis presented in the above table indicates a hypothetical need for five Gypsy and Traveller pitches in Hartlepool between 2016 and 2031. In theory, demand for four of those pitches is likely to occur over the next five years, with the remaining pitch being required at some time in the following five year period.

Plot requirements for Travelling Showpeople

- 9.4 There is no requirement to carry out an analysis of plot requirements for Travelling Showpeople because none are living in Hartlepool.

10. Meeting the need

- 10.1 Although not a direct qualitative and quantitative comparison, the requirements set out in section 9 show one fewer pitch being needed in Hartlepool now than in the 2009 *Tees Valley Gypsy and Traveller Accommodation Needs Assessment*. That earlier study covered the period 2009 to 2026, whereas this 2014 study covers the period 2014-2031.
- 10.2 As no pitches have been provided in Hartlepool since 2009 to meet needs identified by the earlier study, the fact that just five are still theoretically required to make up for any shortfall since 2009 and to cover an extra five years up to 2031, may indicate that the level of need measured by this current study is marginally lower than that projected in the 2009 study.
- 10.3 If so, that would be consistent with the survey carried out for this study which recorded many comments about members of Hartlepool families with a Gypsy and Traveller heritage becoming more accustomed over time to living in bricks and mortar, or even no longer considering themselves as anything other than White British due to a combination of inter-marriage and changed life style (although there are international examples of this process being reversed as rates of self-ascription of certain ethnicities rise again after periods of decline).
- 10.4 This is an important consideration when thinking through how best to prepare for the situation, should it ever occur, of the assumed small need identified in this study turning into an expression of real demand (i.e. a member of the Gypsy and Traveller community in Hartlepool actually approaching the Council to ask to live permanently on a site in their home town). Since this may never happen because so many in Hartlepool's small Gypsy and Traveller population appear settled in bricks and mortar housing, is it necessary to allocate or provide a dedicated site whilst this small need remains theoretical?
- 10.5 It is worthwhile here to clarify the difference between 'need' and 'demand'. In the context of this study, need is simply a normative prediction of the accommodation provision potentially required in future, based on what is known about the local Gypsy and Traveller community today. Therefore need is always hypothetical, being based on the theoretical assumptions and methods used to calculate it. Demand on the other hand is actual; it occurs when hypothetical/theoretical need is expressed by someone actually asking for a particular service or (in the case of this study) form of accommodation.
- 10.6 In Hartlepool, having a need for a pitch, or an intention to live on one in the foreseeable future, appears now to affect only some members of a small number of family groups; perhaps no more than five family groups at most. Again, this is an important consideration when deciding whether there is an immediate necessity to allocate or provide a dedicated site to meet this small theoretical need.

Different challenges

- 10.7 The need for pitches that has been identified over the next five years appears to come from two sources: young men with a Gypsy and Traveller heritage setting up home for the first time whose parents are living in bricks and mortar housing, and people in late middle age who have been living in bricks and mortar housing for some time whilst retaining an intention to return to living on a site. Planning for the needs of each of these groups presents quite different challenges.
- 10.8 The three young men found in this study to be actually involved now in living in trailers and wagons may be at a time of life when it is difficult to be sure about what will happen to each of them in future. Certainly meeting their housing needs entails dealing with exactly the same housing management issues affecting any scheme for young men, including offering a range of appropriate support as well as advice to raise awareness of housing options. But the key point for this accommodation needs assessment is that they are three inadequately-accommodated concealed households, all with a local connection to Hartlepool.
- 10.9 Therefore, any of them could present themselves to the Council as homeless at any time and demand housing appropriate to their Gypsy and Traveller heritage, if they found they could no longer sustain the marginal forms of self-help housing they rely on currently. However, it is difficult to know how far to use their current situation to predict what kind of accommodation they will actually demand in future. Due to their young age, family situation and current economic status, their present way of life may be short lived and not maintained in the medium or long term. Therefore, in the first instance, intervention from the Local Authority with regard to offering alternative accommodation options could possibly prove the best way of meeting their future housing needs, rather than providing a dedicated Gypsy and Traveller site at this stage.
- 10.10 The people in late middle age who say they wish to return to living on a site at some point are most likely to prefer a small quiet location where they can have their family visit them. They are unlikely to choose to live on a site made up of much younger occupants who they do not already know well. Other factors including increased caring responsibilities of various kinds, be it for partners, grand children or other relatives, as well as the onset of illness or infirmity, may further limit how many older people are ever actually able to make such a move. With that in mind, it is also unlikely that this theoretical need would benefit from the provision of a dedicated Gypsy and Traveller site at this stage either.

The way forward

- 10.11 All this raises the question of what a viable response to the needs identified in Hartlepool might be and whether a dedicated site should be planned for at this time.
- 10.12 The level of need means that any likely provision would be on too small a scale to be commercially viable if set up along lease-management lines like some sites elsewhere across Tees Valley. On the other hand research conducted in other parts of England has found that small sites based on family or friendship groups are most popular with Gypsies and Travellers, and least concerning for other residents living nearby.
- 10.13 There is little likelihood that the Hartlepool people with a Gypsy and Traveller heritage identified in this study will have the resources to make private planning applications to develop their own housing solutions. Employment for those of working age appears to be casual, unskilled and there are issues around numeracy and literacy that will hold some young people back. However, Hartlepool Borough Council has already drawn up a criteria-based system for assessing potential sites; through the 2006 Local Plan, so would be well placed to assess any private planning application to provide a site, should one be received. The Council is committed to delivering a robust planning policy approach to compliment this situation in any subsequent Local Plan revision.
- 10.14 As for co-operating with adjoining authorities to provide a site, Hartlepool is perhaps too isolated for such an approach to be acceptable. The nearest site in County Durham is over ten miles away and Durham County Council has no plans to increase its site provision; the River Tees estuary separates Hartlepool from Middlesbrough; and the part of Stockton-on-Tees contiguous with Hartlepool is Port Clarence, which is mainly industrial estate or marshland.
- 10.15 The security of any potential site in Hartlepool would also need to be carefully addressed, especially in the light of the public response to the 2013 consultation that attempted to identify a viable site. In addition, the problems sometimes associated with stop-overs of Traveller groups from outside Hartlepool especially on the land adjacent to Brenda Road suggest that providing any unmanaged stop-over type site as a way of meeting needs could prove to be the worst of all worlds: unpopular locally and an increased attraction to people on the road who have made problems for themselves elsewhere.
- 10.16 Currently the Council would seek to meet the needs of the Gypsies and Travellers identified in this study, if they were deemed actually or potentially homeless, by offering support through its Housing Advice Team at Hartlepool Civic Centre. This would mean offering them advice and assistance with re-housing, and exploring their housing options, including access to currently available bricks and mortar housing, with referral to support agencies if

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necessary. This is a relevant consideration bearing in mind any potential homeless applicant would have some experience of living in bricks and mortar housing whilst already living in the Borough of Hartlepool.

- 10.17 Between September 2014 and January 2015, the Council will be consulting on a new housing strategy for Hartlepool to cover the period 2015-20. Workshops with key partners and stakeholders will be held in September, and one of the themes will be to identify issues and priorities around the accommodation needs of all the borough's minority communities. It will be recommended that an engagement protocol should be included in the new strategy to raise awareness of housing services in all sections of the community in Hartlepool.
- 10.18 Communication is a key theme in the Council's current housing strategy, and will remain so in the proposed new strategy. In addition, the prevention of homelessness is a key priority for the Council, and engagement with hard to reach group recognised by it as an important means of achieving this for Gypsies and Travellers in Hartlepool.
- 10.19 Therefore, contacts with Gypsies and Travellers in Hartlepool set up for this study should be maintained too, so that the conversation with the community continues. This would be delivered by the Council's Community Safety and Engagement Team. The Belle Vue Community Centre would be a good venue for any further meetings. This would supplement the Council's other commitments to community involvement such as through its website and programme of Neighbourhood Forums.
- 10..20 Similarly, the Council has a stated commitment to the good governance of its housing service, which includes making use of established links with local and sub-regional partners, and communicating on all these issues with other Council departments such as Public Health, Education, Community Safety & Engagement and Child & Adult Services.

Bringing all of the Information Together

- 10.21 The evidence suggests that in the first instance, the provision of a dedicated Gypsy and Traveller site in the Borough of Hartlepool, whether permanent or stop-over, may not offer the best solution to meeting the small theoretical housing need established through this accommodation assessment.
- 10.22 The various factors discussed above may well mean that no actual demand to live on a site is ever forthcoming, Therefore the recommendation is that the Council commits to proactively support and positively intervene with any member of the Gypsy and Traveller community needing re-housing, to explore their housing options, and does not seek to provide a dedicated site for Gypsy and Travellers in its Development Plan. Support from the Council will include access to currently available bricks and mortar housing, with referral to

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support agencies if necessary, as well as awareness-raising about the full range of accommodation options and how to pursue them.

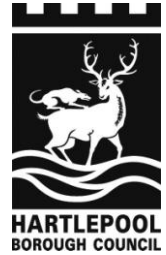
- 10.23 Should the small theoretical need for a site then be manifested as actual demand through a Gypsy and Traveller member request or through a formal planning application, the Council will positively plan for such a site through the existing planning policy framework and any subsequent Development Plan policy framework.

References

Okely, J. (1983) *The Traveller-Gypsies*, Cambridge: Cambridge University Press.

REGENERATION SERVICES COMMITTEE

18th December 2014



Report of: Assistant Director (Regeneration)

Subject: HERITAGE LOTTERY FUND: TOWNSCAPE
HERITAGE PROGRAMME AND HERITAGE
ENTERPRISE SCHEME

1. TYPE OF DECISION/APPLICABLE CATEGORY

Non Key Decision.

2. PURPOSE OF REPORT

2.1 The Purpose of the report is to inform the Regeneration Services Committee of the Heritage Lottery Fund's Townscape Heritage Programme and Heritage Enterprise Scheme. The opportunities from the Heritage Lottery Fund could help to deliver the regeneration of Church Street.

2.2 The report seeks permission to develop and submit applications to both the Townscape Heritage Programme and Heritage Enterprise Scheme to support the regeneration of Church Street. Permission is also sought to explore match funding opportunities.

3. BACKGROUND

3.1 The Regeneration of Church Street and the surrounding area, which form the Innovation and Skills Quarter, has been identified by the Council and other stakeholders as a key priority.

3.2 The ambition for the area is identified within the Hartlepool Vision and Church Street Creative Industries Strategy which both identify the potential to create a new role and identity for the area which will drive investment and demand.

- 3.3 Despite the decline of the area in recent years the Innovation and Skills Quarter has a number of physical and economic assets which collectively provide opportunities for the future revitalisation of the area.
- 3.4 The heritage and architecture of Church Street provide character upon which to develop a distinct quarter of the town. The conservation area retains many of the distinctive attributes of the Victorian new town of West Hartlepool and has a number of significantly important Grade II Listed Buildings, as identified in the “Church Street Conservation Area Visual Assessment”
- 3.5 The presence of Hartlepool College of Further Education and Cleveland College of Art and Design provide a strong base for growing economic activity within the area.
- 3.6 The development of a new Campus for Cleveland College of Art and Design on the Council’s current Lynn Street Depot provides a catalyst for economic growth and will anchor for the eastern end of the street. Having students who are resident and learning in the area will increase footfall which will help to introduce more activity and spending power within the area. The College’s expansion plans are based upon attracting students from outside of the area and it is important to create the conditions to support this aim.
- 3.7 A key to success will be the retention and attraction of talent and encouraging entrepreneurs to develop their own businesses in the area. It is therefore important to enhance the physical environment alongside suitable commercial space.
- 3.8 The substantial public sector investment of the 1990’s effectively extended the life of many properties however there are a number of issues in the area which now need to be addressed including vacant and underused buildings, low levels of building maintenance, inappropriate alterations to shop fronts including roller shutters and signage and the maintenance of the street environment. Action is required so that the area can realise its potential.
- 3.9 The urban landscape can influence people’s perceptions and behaviours. Innovative improvements to the streetscape and the quality of design can bring real economic, social and environmental benefits to the town.
- 3.10 It is important that any improvements are high quality and consider the lifecycle and maintenance costs of materials to reduce the need for continued maintenance.
- 3.11 Officers have been exploring how complementary investment could be funded for the Church Street area. It is important that the expansion of CCAD is supported with a wider programme of improvements that will enhance the heritage of the area and will complement and add value to the College’s significant investment plans.

4. HERITAGE LOTTERY FUND: TOWNSCAPE HERITAGE PROGRAMME

- 4.1 The Townscape Heritage Programme is designed to improve the built historic environment of conservation areas in need of investment. This provides an opportunity to fund improvements to the public realm and buildings within Church Street.
- 4.2 Partnerships that aim to regenerate economically disadvantaged historic areas for the benefit of local residents, workers and visitors are supported.
- 4.3 Grants are available from £100k to £2 million through a two stage application process. The Townscape Heritage Programme is for schemes that make a lasting difference for heritage, people and communities.
- 4.4 A Townscape Heritage Scheme is made up of a balanced portfolio of projects that together have the potential to regenerate and transform conservation areas. The guidance states that these schemes should aim to halt and reverse the decline of historic townscapes by creating attractive, vibrant and interesting places to live, work, visit and invest.
- 4.5 The programme is designed to fund physical works to repair and enhance the historic area in order to encourage business confidence, provide local people with the opportunity to learn new skills, and inspire the community to take an interest to get involved with their townscape heritage.
- 4.6 Applications must be linked to a designated conservation area and support the economic and social enhancement of the historic townscape in line with the regeneration strategies for the area.
- 4.7 There are a wide range of eligible activities including:
- Carrying out structural and external repairs to buildings.
 - Repairing and reinstating elements of architectural detail, such as shop fronts.
 - Work to bring vacant buildings back into use.
 - Improvements to the public realm and the authentic restoration of features.
- 4.8 Funding can also be provided to help people engage with the heritage including:
- Providing training in traditional conservation skills for contractors and trainees.
 - Bringing the community together to explore their heritage with exhibitions.
 - Demonstrations of good maintenance techniques for property owners.
- 4.9 Support can also be available to help develop and run the project including funding towards valuations, professional fees, research and strategic planning work, project staff or the costs associated with obtaining statutory permissions.

- 4.10 Match funding is required to contribute towards the scheme. This can be made up of cash contributions, volunteer time, non cash contributions or a combination of all of these.
- 4.11 If the total grant request is less than £1million at least 5% of the costs of the development phase and 5% of the cost of the delivery phase must be provided as match funding. For grants of £1 million or more at least 10% of the costs of the development phase and 10% of the costs of the delivery phase must be contributed as match funding.
- 4.12 Townscape Heritage applications go through a two round process. First round applications need to be submitted by 31st August for a decision in the following January. If successful in the first round there will be 12 months to develop a second round submission.

5. HERITAGE LOTTERY FUND: HERITAGE ENTERPRISE

- 5.1 The Heritage Lottery Fund also has a scheme that seeks to achieve economic growth by investing in heritage. It is primarily for enterprising community organisations to help them rescue neglected historic buildings and sites and return them to a viable productive use. The programme is open to applications from local authorities and not-for profit organisations or partnerships led by not- for-profit organisations.
- 5.2 The Heritage Enterprise scheme is designed to bridge the funding gap that prevents a historic asset in need of repair being returned to a beneficial commercial use. The case for grant funding will depend on there being a conservation deficit. This is where the existing value of a heritage asset plus the cost of bringing it back into use is greater than the value of the asset after development has been completed.
- 5.3 The Heritage Enterprise scheme offers grants from £100k to £5 million in a two stage application process. Priority is given to projects that focus on heritage assets which are considered to be both:
- at risk (identified on an at risk register),
 - formally designated (listed or locally listed building, scheduled monument, or in a conservation area).
- 5.4 Eligible activities include:
- The purchase of a heritage asset in need of investment.
 - Essential conservation work, such as structural repairs to a historic building.
 - Work to bring vacant and derelict buildings and sites back into commercial use.
- 5.5 Activities to help people engage with heritage which would be grant eligible include:
- Training in conservation, mentoring, learning, management or digital skills for people delivering the project

- Providing activities or information that allow people to learn about the heritage of the buildings or sites within the Heritage Enterprise project.
- 5.6 Work to help develop and manage projects are covered by the grant scheme. This includes:
- Valuations, professional fees or the costs associated with obtaining statutory consents
 - Specialist research
 - Preparing a development appraisal
 - Employing project staff.
- 5.7 A limited amount of funding for capital expenditure is available during project development to support:
- Urgent repairs to prevent further deterioration of the asset whilst planning work is being undertaken
 - New temporary structures designed to allow “meanwhile use” during project development.
- 5.8 A start up grant is available to help prepare a viability appraisal before applying for a Heritage Grant.
- 5.9 Guidance outlining the terms of the grant suggest that residential schemes or active places of worship are unlikely to gain funding.
- 5.10 The terms of the match funding for this scheme are the same as those outlined for the Townscape Heritage Programme.

6. FINANCIAL IMPLICATIONS AND RISK:

- 6.1 If the applications are successful a match funding contribution would be required for both the Townscape Heritage Programme and Heritage Enterprise Scheme.
- 6.2 The match funding contribution could be provided from the funds already approved for the regeneration of Church Street from the Council’s Capital Fund.
- 6.3 Current funding consists of £505k, made up of £450k from the Council’s Capital Fund (approved by Council on 6th February 2014) and £55k from the sale of Crown House. £150k of this is already committed towards the Hartlepool Regeneration Masterplan. It is recommended that the balance of £355k be used as match funding towards Heritage Lottery Fund applications.
- 6.4 Works to the streetscape will be designed to reduce maintenance requirements and costs.

7. ASSET MANAGEMENT CONSIDERATIONS

- 7.1 Funding could potentially be available from the Heritage Lottery Fund for Council owned properties within the area.

8. EQUALITY AND DIVERSITY CONSIDERATIONS

- 8.1 There are no equality or diversity implications.

9. CHILD / FAMILY POVERTY

- 9.1 There are no impacts upon child/family poverty

10. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

- 10.1 The programme is likely to contribute to reductions in crime and anti-social behaviour as it will reduce the number of vacant properties in Church Street.

11. RECOMMENDATIONS

- 11.1 The Regeneration Services Committee is requested to recommend that:

- Applications are developed and submitted to the Townscape Heritage Programme and Heritage Enterprise Scheme to support the regeneration of Church Street and the development of the Innovation and Skills Quarter.
- Match funding opportunities are explored to support applications to the Townscape Heritage Programme and Heritage Enterprise Scheme.
- £355k of the already approved regeneration budget is set aside to be used as match funding for Heritage Lottery Fund applications.

12. BACKGROUND PAPERS

- 12.1 Heritage Lottery Fund- Townscape Heritage Initiative:

<http://www.hlf.org.uk/looking-funding/our-grant-programmes/townscape-heritage>

- 12.2 Heritage Lottery Fund- Heritage Enterprise Scheme:

<http://www.hlf.org.uk/looking-funding/our-grant-programmes/heritage-enterprise>

12.3 Church Street Conservation Area Visual Assessment:

www.hartlepool.gov.uk/download/11797/church_street_conservation_area_visual_assessment

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REGENERATION SERVICES COMMITTEE

18th December 2014



Report of: Assistant Director (Regeneration)

Subject: SCOPING OF COMMUNITY CENTRES REVIEW 2015

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Non Key Decision.

2. PURPOSE OF REPORT

2.1 The purpose of this report is to establish the scope of the Council's community centre's review relating to Owton Manor, Burbank Community Centres and the Rift House Community Centre.

3. BACKGROUND

3.1 At the Regeneration Services Committee Meeting on the 24 July 2014 Members were informed of the proposed Regeneration Division savings for 2015/16. It was decided that community centre closures should not form part of the proposed savings for 2015/2016; however, some staffing costs from the Community Resources team have been identified as a saving in 2015/2016. It has also been agreed that a review of the Council's Community Centre's should be undertaken in anticipation of the need for future savings in 2016/17. The outcome of the review should be implemented in 2016/17.

3.2 The Community Resources Section, which includes the Community Resources Manager, the Cultural Facilities Officer and 3 Community Buildings Assistants, currently operates two community centres, Owton Manor and Burbank Community Centre and organises Community Buildings Assistants staff for Rift House Community Centre after office hours opening.

3.3 Details are provided in this report in relation to the;

- i. Proposed scope of the review.
- ii. Proposed consultation.
- iii. Associated risks and considerations.

4. SCOPE OF THE REVIEW

- 4.1 The proposed review will consider a range of options and identify new or alternate delivery methods to identify potential budgetary savings.
- 4.2 The review will explore the following options;
- Community asset transfer using the HBC asset transfer policy.
 - Formation of a community building trust to manage the centres.
 - Management of the centres by an established community building trust.
 - Provision of a tender for the management of the centres.
 - Continued management by HBC on the current basis.
 - Alternative funding solutions external to the Council over and above the options highlighted.
 - Explore new clients for the community centres, both internal and external to HBC to increase income.
 - Exploration of how Council services may be provided utilising community centres.

5. CONSULTATION

- 5.1 The consultation and engagement framework will be implemented over a six month period. A consultation will comprise;
- views of Ward Councillors
 - users group surveys
 - opportunity for written representations
 - public consultation events
 - focus groups
- 5.2 It is proposed that a formal twelve week consultation period starts in February 2015.
- 5.3 The findings of the consultation will inform the review of community centres 2015 report.

6. PROPOSALS

- 6.1 The proposed scope will form the framework for the community centres review 2015.
- 6.2 The outcome of the review, with associated recommendations, will be reported to the Regeneration Services Committee in July 2015.
- 6.3 The report will also include the following information relating to the following issues;

- The consultation process.
- Information on what can be done to encourage use and maximize income should the management of the centres remain with HBC however, consideration needs to be given to the Council's local priorities and financial constraints.
- Information on delivery models and best practice from elsewhere.
- Any expressions of interest in the community asset transfer of the centres should Members approve this as a way forward.
- Information on the formation of a community buildings trust should Members approve this as a way forward.
- Information on existing community buildings trust(s) who may wish to take over the management of the community centres should Members approve this as a way forward.
- Information on any alternative external sources of funding.

7. FINANCIAL CONSIDERATION

- 7.1 The cost of consultation will be financed with existing Community Resources budgets.

8 STAFF CONSIDERATIONS

- 8.1 Reduced staff morale during the review process. It is essential to engage with staff and ensure the mechanisms are in place to enable them to participate in the review process.

9. ASSET MANAGEMENT CONSIDERATIONS

- 9.1 The Community Resources Team will liaise with the Estates & Regeneration section with regard to;
- The community centre buildings including running costs.
 - Opportunities for asset transfer and use of the asset transfer policy.

10. EQUALITY AND DIVERSITY CONSIDERATIONS

- 10.1 A comprehensive Equality Impact Assessment will be undertaken as part of the Community Centres Review 2015.

11. RECOMMENDATIONS

11.1 That Members of the Regeneration Services Committee;

- Consider and agree the proposed scope of the community centre review.
- Advise on further items for inclusion with the scope of the review.

12. REASONS FOR RECOMMENDATIONS

12.1 To enable the timely implementation of the review and enable the early commencement of the necessary statutory consultation process.

13. BACKGROUND PAPERS

13.1 Regeneration Service Committee 24th July 2014. Savings Programme 2015/16 Regeneration Division

13.2 Regeneration Services Committee 24th July 2014. Minutes and decision record.

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REGENERATION SERVICES COMMITTEE

18th December 2014



Report of: Director of Regeneration and Neighbourhoods,
Director of Public Health and Chief Finance Officer

Subject: STRATEGIC FINANCIAL MANAGEMENT REPORT -
AS AT 30th SEPTEMBER 2014

1. TYPE OF DECISION/APPLICABLE CATEGORY

For Information.

2. PURPOSE OF REPORT

- 2.1 The purpose of the report is to inform Members of the 2014/15 Forecast General Fund Outturn, 2014/15 Capital Programme Monitoring and provide details for the specific budget areas that this Committee is responsible for.

3. BACKGROUND AND REPORTING ARRANGEMENTS 2014/15

- 3.1 The availability and reporting of accurate and up to date financial information will become increasingly important as future budget cuts are implemented and one-off resources are used up.
- 3.2 The Finance and Policy Committee will continue to receive regular reports which will provide a comprehensive analysis of departmental and corporate forecast outturns, including an explanation of the significant budget variances. This will enable the Finance and Policy Committee to approve a strategy for addressing the financial issues and challenges facing the Council.
- 3.3 To enable a wider number of Members to understand the financial position of the Council and their service specific areas each Policy Committee will receive a separate report providing:
- A brief summary of the overall financial position of the Council as reported to the Finance and Policy Committee;
 - The specific budget areas for their Committee; and
 - The total departmental budget where this is split across more than one Committee. This information will ensure Members can see the whole position for the departmental budget.

3.4 **Summary of Overall Financial Position**

3.5 The latest report submitted to the Finance and Policy Committee on 24th November 2014 advised Members that there will be an overall underspend in the current year. This position reflects action taken by the Corporate Management Team to achieve underspends to help address the significant financial challenges facing the Council over the next few years and to fund one-off commitments not provided for in the approved 2014/15 budget as these items were not known at the time.

3.6 The Corporate Management Team will seek to achieve budget underspends through a combination of robust management actions, including:

- holding posts vacant, which will help reduce the number of compulsory redundancies required to balance the 2015/16 budget;
- achieving planned 2015/16 savings earlier; and
- careful management of budgets to avoid expenditure where this does not have an adverse impact on services.

3.7 The report on the position at 30th September 2014 advised Members that there is currently a net forecast budget under spend at the year-end of between £1.457m and £1.542m. This is significantly higher than previously forecast mainly arising from the early achievement of planned 2015/16 savings where these measures can be implemented in the current year, without impacting on services. These forecasts will be reviewed as the year progresses, particularly in relation to seasonal and demand led budgets.

3.8 A recommended strategy for using this one-off funding along with the funding identified following the review of reserves was reflected in the November 2014 Medium Term Financial Strategy (MTFS) report. The proposals are to:-

- enable a limited number of the 2015/16 proposed savings to be deferred;
- to fund protection costs arising from the Terms and Conditions review; and
- supplement the Budget Support Fund to support the MTFS

4. **2014/15 FORECAST GENERAL FUND OUTTURN – Regeneration Services Committee**

4.1 The Regeneration Services Committee has responsibility for services managed by the Director of Regeneration and Neighbourhoods and the Director of Public Health. Budgets are managed at a Departmental level and therefore a summary of the Departmental position for both Directors areas of responsibility are provided below. The tables set out the overall budget position for each Department broken down by Committee, together with a brief comment on the reasons for the forecast outturn.

Budgets Managed by the Director of Regeneration and Neighbourhoods

Budget	Description of Expenditure	September Projected Outturn Adverse/ (Favourable) Worst Case	September Projected Outturn Adverse/ (Favourable) Best Case	Comments
£'000		£'000	£'000	
2,698	Finance & Policy Committee	(135)	(250)	Includes a favourable variance of up to £200k on Logistics/Depot which reflects a managed underspend relating to deferred repairs expenditure and increased external income generation. A favourable variance on NEPO rebates is expected of £25k and it is proposed to create a reserve to fund potential volatility in this area owing to changes in the volume of goods purchased via NEPO contracts in future years.
3,683	Regeneration Committee - Core Services	(220)	(235)	Favourable variance includes a £160k favourable variance on Planning Income and a £50k underspend on the final account for CADCAM (Aurora Court).
0	Regeneration Committee - Social Housing	(240)	(240)	Favourable variance of £240k relates to the planned contribution to the Major Repairs Reserve on Social Housing as identified in the business case.
15,588	Neighbourhoods Committee	(680)	(795)	Adverse variance on Car Parking £105k including additional running costs £85k and a projected shortfall on income relating to the free car parking at Christmas initiative. Favourable variance of £100k on Passenger Transport relating to an underspend on demand led services and a surplus on Trading activities. Favourable variance of £125k relating to S38 income which reflects an underspend in previous years on costs associated with Developments for schemes completed this year. Favourable variance on Fleet £300k which includes a significant element of one-off savings on borrowing costs as replacements are deferred, as well as permanent savings generated from efficiencies in vehicle usage overall. Favourable variance of £300k relating to an underspend on the Coastal protection budget as a result of ongoing major capital investments.
21,969	Total Regeneration & Neighbourhoods	(1,275)	(1,520)	
	Creation of Reserves			
-	Social Housing - Creation of Reserve	240	240	Contribution to the Major Repairs Fund in line with the approved business model for the Empty Homes Project.
-	CCTV Relocation Reserve	190	190	One-off funding required to fund the relocation of the CCTV service following the closure of Greenbank as reported to the Finance and Policy on 18.08.14.
-	NEPO Rebates Reserve	25	25	Reserve created to manage the risk that income from NEPO rebates will reduce in future years following the introduction of a new recharge methodology.
-	Depot Relocation	1,065	1,065	Reserve created to part fund relocation of depot costs to enable Hartlepool College of Art and Design to build on this site, as reported to Finance & Policy Committee on 24.11.14
21,969	Total Regeneration & Neighbourhoods - Net of Reserves	245	0	

- 4.2 The favourable outturn variance (before creation of reserves) reflects increased planning income, a managed underspend on the depot (deferred repairs expenditure) and an underspend on the Coastal Protection budget arising as a result of major capital investments. It is proposed to create a reserve to part fund the relocation of the Lynne Street Depot to enable Cleveland College of Art and Design to build on this site.

Budgets Managed by the Director of Public Health

Budget	Description of Expenditure	September Projected Outturn Adverse/ (Favourable) Worst Case	September Projected Outturn Adverse/ (Favourable) Best Case	Comments
£'000		£'000	£'000	
613	Finance & Policy Committee	(720)	(950)	The expected favourable variance is a result of a proposed increase on the school nursing contract not expected to come into fruition and reduced placements within substance misuse. Substance misuse supports vulnerable individuals and it is difficult to accurately forecast placement costs. The range highlighted reflects this. Also included within this favourable variance is a contingency amount £345k set aside to fund any potential outbreak of communicable disease. Should this be required the corresponding contribution to reserves below would be reduced.
				The Public Health Grant is ring-fenced and any underspend will be transferred into a ringfenced reserve in line with the grant conditions. Please see creation of reserves section.
575	Regeneration Committee	98	98	The expected adverse variance relates to income pressures at the Borough Hall and Outdoor Markets as previously reported to Members.
1,188	Total Public Health	(622)	(852)	
Creation of Reserves				
-	Public Health Ring-fenced Grant	720	950	Reserve created in line with grant conditions for repayment or use as initially intended.
1,188	Total Public Health - Net of Reserves	98	98	

4.3 Further details of the specific budget areas this Committee is responsible for are provided in **Appendix A**.

5. CAPITAL MONITORING 2014/15

5.1 The 2014/15 MTFS set out planned capital expenditure for the period 2014/15 to 2016/17.

5.2 Expenditure against budget to the 30th September 2014 for this Committee can be summarised in the following table and further details are provided in **Appendix B**.

Department	2014/15 Budget including Future Years £'000	2014/15 Budget £'000	2014/15 Actual to 30/09/14 £'000	2014/15 Remaining Expenditure £'000	2014/15 Re-phased Expenditure £'000	2014/15 Variance from Budget Adverse/ (Favourable) £'000
Regeneration and Neighbourhoods	23,501	8,146	1,918	6,021	200	(7)
Public Health	795	725	375	320	30	0
Total	24,296	8,871	2,293	6,341	230	(7)

6. RECOMMENDATIONS

6.1 It is recommended that Members:

- i) Note the report;

7. REASONS FOR RECOMMENDATIONS

7.1 To update the Members on the Committees forecast 2014/15 General Fund Revenue budget outturn and provide an update on the Capital Programme for 2014/15.

8. BACKGROUND PAPERS

Medium Term Financial Strategy Report approved by Council on 4th February 2014.

Strategic Financial Management Report as at 30th June considered by the Finance and Policy Committee 18th August 2014.

Review of Reserves Report considered by the Finance and Policy Committee 15th September 2014.

Strategic Financial Management Report as at 30th September considered by the Finance and Policy Committee 24th November 2014.

9. CONTACT OFFICER

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REVENUE FINANCIAL MONITORING REPORT FOR FINANCIAL YEAR 2014/15 as at 30th September, 2014

BUDGETS MANAGED BY THE DIRECTOR OF REGENERATION AND NEIGHBOURHOODS

Approved 2014/2015 Budget	Description of Service Area	SEPTEMBER		Director's Explanation of Variance
		Projected Outturn Variance - Adverse/ (Favourable) Worst Case	Projected Outturn Variance - Adverse/ (Favourable) Best Case	
£'000		£'000	£'000	
Regeneration Committee - Core Services				
22	Archaeology Services	0	0	
90	Community Centres	(5)	(5)	Variance relates to income generated which is slightly higher than predicted at this stage.
402	Cultural Services	10	(5)	An income risk reserve will be used to offset any shortfall on admissions income at the Hartlepool Maritime Experience. The worst case estimate reflects a possible shortfall on income associated with functions. A £10k favourable variance on Town Hall Theatre ticket income is also projected at this stage.
1,187	Libraries	(15)	(15)	Favourable variance relating to an underspend on supplies and services.
0	Renaissance in Regions	0	0	
(25)	Building Control	70	20	Projections reflect the volatile nature of external income in this area. Any variance is expected to be covered by the Income Shortfall Reserve in 2014/15 (see Reserves below).
0	Building Control - release of Corporate Income Shortfall Reserve as per the MTFS	(70)	(20)	Release of Reserve (see above).
380	Planning Services	(160)	(160)	The favourable variance relates to planning income generated from fees. Current income levels have exceeded the budget and the latest forecast is that this will result in a favourable variance of £160k at year end. No provision has been made here for the cost of outstanding appeals which is likely to be between £120k and 200k.
664	Housing Services	0	0	
85	CADCAM	(50)	(50)	The favourable variance reflects the final charge expected for Aurora Court. This saving is included in the Departments 15/16 savings programme.
843	Economic Regeneration	0	0	
35	Economic Regeneration - External Funding	0	0	
3,683	Regeneration Committee - Core Services Sub Total	(220)	(235)	
Regeneration Committee - Social Housing				
0	Social Housing	(240)	(240)	This variance will be transferred into the Major Repairs Reserve in line with the approved Business model for this scheme to fund the cost of future Repairs and Maintenance on the housing stock.
0	Regeneration Committee - Social Housing Sub Total	(240)	(240)	
3,683	Regeneration Committee Sub Total - (before creation of reserves)	(460)	(475)	
Creation of Reserves				
0	Social Housing - Creation of Reserve	240	240	Contribution to the Major Repairs Fund in line with the approved business model for the Empty Homes Project.
3,683	Regeneration Committee Total - Net of Reserves	(220)	(235)	

PLANNED USE OF RESERVES

The above figures include the 2014/2015 approved budget along with the planned use of Departmental Reserves created in previous years. The details below provide a breakdown of these reserves

Approved 2014/2015 Budget £'000	Description of Service Area	Planned Usage 2014/2015 £'000	Variance Over/ (Under) £'000	Director's Explanation of Variance
Regeneration Committee				
30	Digital City	30	0	
163	Seaside Grant	163	0	
0	Baden Street	19	19	This variance relates to the profile of expenditure over years.
0	High Street Innovation Fund	10	10	
19	Furniture Project	19	0	
22	Archaeology Projects	0	(22)	This reserve is to sustain Archaeology projects over years. This year the projects are fully funded therefore the reserve will be carried forward for 2015/16 onwards.
84	Selective Licensing/Housing	66	(18)	This variance relates to the profile of expenditure over years.
0	CADCAM	39	39	This variance relates to the profile of expenditure over years.
0	Housing Public Health	21	21	This reserve is grant carried forward and will be spent in 14/15 in line with the grant conditions.
65	Business Grants	65	0	
67	Economic Regeneration Schemes	67	0	
4	Ward Profiles/Rural Plan	4	0	
454	Total	503	49	

REVENUE FINANCIAL MONITORING REPORT FOR FINANCIAL YEAR 2014/15 as at 30th September, 2014

BUDGETS MANAGED BY THE DIRECTOR OF PUBLIC HEALTH

Approved 2014/2015 Budget	Description of Service Area	SEPTEMBER		Director's Explanation of Variance
		Projected Outturn Variance - Adverse/ (Favourable) Worst Case	Projected Outturn Variance - Adverse/ (Favourable) Best Case	
£'000		£'000	£'000	
Regeneration Committee				
2	Environmental Protection	0	0	
(87)	Environmental Standards	50	50	Expected outturn variance relates to income pressures on Outdoor Markets.
660	Sports & Recreation Facilities	48	48	Expected outturn variance mainly relates to income pressures at Borough Hall.
575	Regeneration Sub Total	98	98	
575	Regeneration Committee Total - Net of Reserves	98	98	

BUDGETS MANAGED BY THE DIRECTOR OF REGENERATION & NEIGHBOURHOOD SERVICES

Project Code	Scheme Title	BUDGET		EXPENDITURE IN CURRENT YEAR					Type of Financing	2014/15 COMMENTS
		A	B	C	D	E	F	G		
		2014/15 and Future Years Budget £'000	2014/15 Budget £'000	2014/15 Actual as at 30/09/14 £'000	2014/15 Expenditure Remaining £'000	Expenditure Rephased into 2015/16 £'000	(C+D+E) 2014/15 Total Expenditure £'000	(F-B) 2014/15 Variance from Budget £'000		
Regeneration & Neighbourhoods Department										
7218	Disabled Facility Grants	738	738	193	545	0	738	0	MIX	
7220	Private Sector Housing Grants	56	56	22	34	0	56	0	MIX	
7895	Industrial & Commercial Grants to Businesses	40	40	18	22	0	40	0	UCPB	
8106	Social Housing New Build - Residual Costs	7	7	0	0	0	0	(7)	UDPB	All liabilities in relation to the original project have now been expended and the favourable variance reduces the need for borrowing.
8123	Review of Strategy Study North Sands to Newburn Bridge	17	17	13	4	0	17	0	GRANT	
8155	Preventing Repossession	25	25	5	20	0	25	0	GRANT	The actual timing of expenditure is demand lead according to cases meeting the criteria.
8210	Key Vacant Buildings Grant Scheme	38	38	30	8	0	38	0	UCPB	
8326	Baden Street Project	77	77	0	77	0	77	0	MIX	
8444	Town Wall Strengthening	931	931	17	714	200	931	0	GRANT	It is expected that some of the expenditure on this scheme will be rephased into 2015/16.
8445	Seaton Carew Coast Protection	586	586	486	100	0	586	0	GRANT	
8446	Empty Property Purchasing Scheme	8,301	3,581	749	2,832	0	3,581	0	MIX	The total budget includes recently approved funding of £4.360m for Phase 2 which expected to be spent from next year and an additional £0.320m on the purchase of new build properties at Tanfield Road in the current year.
8578	South Management Unit Study	47	47	11	36	0	47	0	GRANT	
8580	Hartlepool Enterprise Centre Building Improvements	52	52	26	26	0	52	0	UCPB	
8589	Headland Structures Coastal Defence	40	40	17	23	0	40	0	GRANT	
8591	Coastal Management Strategy - Crimdon/Newburn Bridge	9,645	500	37	463	0	500	0	MIX	The total budget includes additional funding approved by Council on the 7th August of which £1.8m is funded by the Council and the remaining £7.845 from the Environment Agency and partners.
8709	WW1 Anniversary Memorial	61	61	3	58	0	61	0	MIX	
9008	Church Street - Hartlepool Vision	506	171	0	171	0	171	0	MIX	
HMR	North Central Hartlepool Housing Regeneration	2,306	1,179	291	888	0	1,179	0	MIX	
7531	Adult Education Office Accommodation	17	0	0	0	0	0	0	GRANT	Budget to be used in 2015/16 to fund work as part of conditions of lease.
8429	Adult Education Office Replace IT	11	0	0	0	0	0	0	GRANT	As above
Regeneration & Neighbourhoods Sub Total		23,501	8,146	1,918	6,021	200	8,139	(7)		

BUDGETS MANAGED BY THE DIRECTOR OF PUBLIC HEALTH

Public Health										
8634/8689	Brierton Football Pitches	658	658	375	283	0	658	0	MIX	
8103	Swimming Scheme	61	61	0	31	30	61	0	MIX	
8408	Mill House - Equipment Purchase	6	6	0	6	0	6	0	MIX	
8409	Sport & Youth Improvements	70	0	0	0	0	0	0	MIX	
Public Health Sub Total		795	725	375	320	30	725	0		
Regeneration Committee Total		24,296	8,871	2,293	6,341	230	8,864	(7)		

Key

RCCO Revenue Contribution towards Capital
MIX Combination of Funding Types
UCPB Unsupported Corporate Prudential Borrowing

GRANT Grant Funded
CAP REC Capital Receipt
UDPB Unsupported Departmental Prudential Borrowing

REGENERATION SERVICES COMMITTEE

18th December 2014



Report of: Assistant Director (Regeneration)

Subject: ECONOMIC REGENERATION QUARTERLY UPDATE

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 For Information only.

2. PURPOSE OF REPORT

2.1 To update Members on the work of the Economic Regeneration Team (ERT).

3. BACKGROUND

3.1 The ERT has responsibility for delivering services that help stimulate economic growth and job creation and at the same time assist residents to take advantage of economic growth either through employment or business start up. The service works closely with a range of Council sections and external partners including Tees Valley Unlimited (TVU), Department of Work and Pensions (DWP) and Job Centre Plus (JCP) to ensure a joined up and coordinated approach, maximising benefit to businesses and clients within the town. The Economic Regeneration Strategy (ERS) provides the framework for the service.

4. KEY ACTIVITIES

4.1 One of the key strengths of the ERT is the integration of services with Business Support and Tourism providing the demand stimulus and Hartlepool Working Solutions (HWS) providing the supply side. Maximum added value is achieved by linking activities and ensuring local residents are able to enter into economic participation and take advantage of economic growth either through employment or business start up and self employment.

4.2 The following sections set out in detail the key activities and achievements of the Team.

4.3 Overarching Activity

The service is responsible for the secretariat of the key jobs and economy strategic group, The Economic Regeneration Forum, which is a key method of

engaging with the private sector and key public sector partners. In addition the service is responsible for the development of a range of assessments and strategies including the following;

- Hartlepool Economic Assessment
- Hartlepool's Economic Regeneration Strategy
- Hartlepool's Incubation Strategy

4.4 The service is also heavily engaged at a sub regional level and has contributed to a number of strategies and activities such as the European Structural Investment Framework and the Strategic Economic Plan ensuring Hartlepool's priorities are recognised and responded to. At a more local level the service contributes to a range of strategies and plans including the Local Plan, Employment Land review and the Child Poverty Strategy.

4.5 The Economic Regeneration Team secured Matrix accreditation in August 2014. Partners and clients were interviewed as part of the process on the final report concluded:

- (i) Throughout the Accreditation Review there was evidence of a positive a proactive team working hard to achieve goals and achieve these beyond any contractual requirement.
- (ii) Clients are at the centre of services offered and there is no doubt clients receive life-changing and appropriate IAG support and experiences.
- (iii) In a difficult travel-to-learn and travel-to-work area it was clear those clients who were most vulnerable and most at risk were not only helped to stabilise their situation, but were then moved on successfully.
- (iv) The impact of the learning and support opportunities is clearly stated by those experiencing it, and many clients have been inspired to achieve where once they were without ambition or hope.
- (v) Timely and high quality IAG is at the heart of all aspects of the service, ensuring that accurate and meaningful information is in place to help decision-making and the most appropriate advice is given based on individual needs.

4.6 The ERT cumulative outturn performance for Quarter 2 is shown below:

Outcome	Qtr 2 Cumulative	Previous Quarter
	Number	Number
Number of Residents Assisted into Employment	41	28
Number of Residents Assisted into Employment – Long Term	28	21

Number of Residents Assisted into Employment – Youth	25	19
Number of Residents Assisted into Training	141	58
Number of Residents Assisted into Training – Long Term	81	30
Number of Residents Assisted into Training – Youth	83	34
Number of Businesses Assisted	497	137
Total External Funding Spent	£118,367.80	£97,480.00
Number of Jobs Created	136	113
Number of Business Start-ups with Council Assistance	11	4

- Performance indicators, generally good progress, jobs created at 136. Business start ups are a little low, although historically numbers increase significantly later in year and in the period from the end of quarter 2 the cumulative start up figure has risen to 30. The team is working with a significant number of pre starts at present which will impact positively on this indicator.

4.7 **Business Support**

4.8 The main aims of the Business Support team are to increase business start up rates, stimulate SME growth, inward investment and the delivery of business infrastructure.

4.9 **Worksmart**

- The Worksmart project, which primarily assists businesses to improve their working practises, continues to develop and remains extremely popular with the beneficiaries
- In the year to date, the service has assisted 72 separate businesses through a range of measures including seminars and 1-2-1 support.
- A small amount of support is offered to businesses outside of Hartlepool which is undertaken on a “paid for” basis. The service also levies contributions from some businesses in Hartlepool if a specific piece of work is requested over and above the normal levels of support. This income is effectively utilised to support the revenue costs of the project.

4.10 **Managed Workspace**

- The Economic Regeneration Team directly manages Hartlepool Enterprise Centre and oversees management arrangements for Newburn Bridge Industrial Estate and a unit on Park View Industrial Estate.
- Hartlepool Enterprise is now the Hub for business support within the Town, with the majority of the Economic Regeneration Team being based there. Amacus, who run the Leapfrog course for potential self employment beneficiaries, also have a base within the Centre.
- The Centre continues to have levels of occupancy in excess of 90%, with recent new businesses joining the centre including Whizzbang 3D who specialise in the development of 3D software for theatre entertainment and the theme park industry, Exclusive Wall Art who produce hand drawn art and glass wall pieces and Awoken who produces personalised gifts.
- Newburn Bridge Industrial Estate continues to be an important tool for developing businesses. The day to day management of the estate is the responsibility of the Council's Estates and Regeneration section and the Estate is currently almost full. The Team also have responsibility for a former training unit at Park View Industrial Estate which is currently let on a long lease basis.

4.11 **Industrial Estates**

- The Business Team continue to address issues across the Town's Industrial Estates. In particular the Team supports the Executive of the Longhill and Sandgate Industrial Business Association in its work across those Estates. This area includes the Town's only Business Improvement District, which is now in its 7th year. The scheme is primarily funding security measures on the Estate. The Team is about to support the Association in its next annual AGM where a new executive will be elected.
- Queens Meadow continues to perform well and 2 projects are at legal stage which will see 2 further units let at the Rivergreen Development, leaving 1 unit available for which there are enquiries. Early discussions are taking place with the developer to implement phase 2 of the development which will provide an additional 40,000 sq ft of accommodation, however this likely to be some way off at present. Overall to date around 150 jobs have been created with a private sector investment of £2.2m.
- Discussions are ongoing with a developer to build an additional 30,000 sq ft of small business workshop accommodation at Queens Meadow, which is essential in maintaining an offer on the estate.
- Queens Meadow will be enabled with fast fibre optic broadband.
- The Team has been involved in supporting the development of a new Fire Brigade HQ which will incorporate a nationally important training facility.

- Port Estates have secured a pipe spooling project. McDermott's has announced its intention for a multi million pound project that will create over 100 jobs. Discussions are ongoing with the company on recruitment and supplier chain opportunities.

4.12 **Grant Support**

4.13 The Council has supported the regional Let's Grow grant scheme and the sub regional Business Compass grant scheme.

- Let's Grow to date has awarded 3 Hartlepool businesses grant aid totalling £1,080,000 against a private sector spend of £6.7m and 127 new jobs created.
- The Tees Valley Business Compass grant has awarded 5 grants to Hartlepool businesses totalling £400,000 against a private sector spend of £1.8m with 48 new jobs created. Hartlepool has the highest number of grants in the Tees Valley and to date has achieved 36% of the total number of awards. Economic Regeneration initiated and supported all the applications.

4.14 Work is continuing alongside other departments to facilitate the relocation of the Lynn Street Depot to allow the expansion of Cleveland College of Art and Design. This is a strategic project and will be the catalyst for significant economic growth and the regeneration of Church Street. The current focus of activity is on developing the business case, securing an alternative Depot location and assisting with the relocation of the Depot in the challenging project timescales set by the Local Growth Fund deadlines. Support is also being provided to CCAD so that the projects are linked and can progress as soon as possible. Work is being undertaken to ensure that the project links to the Hartlepool Vision and the Hartlepool Regeneration Masterplan.

4.15 The Economic Regeneration Team is working with the Regeneration Team to develop the Hartlepool Regeneration Masterplan. This has involved a large scale public consultation exercise which received an excellent response rate of 628 individual responses from businesses and the public. Work has continued to develop the projects and proposals outlined within the Masterplan relating to Jacksons Landing, the Town Centre, Church Street and improved connectivity throughout the area. An initial draft of the Masterplan has been produced which will be reported to the Regeneration Services Committee before a further public consultation in the New Year.

4.16 Working alongside the regeneration team six bids have recently been submitted to the Local Growth Fund for Hartlepool's Regeneration priorities.

4.17 **Small Business Saturday**

- Small Business Saturday is a national initiative focused on supporting local businesses. Including encouraging people to "buy locally". This year the actual event takes place on 6th December 2014, although increasingly this date is seen as the culmination of a series of events. The activities this year include undertaking a series of activities over a 10 day period in the run up to the day itself
- Hartlepool Enterprise Centre

The Centre held a 2 day Fair on the 27/28th November giving the tenants and businesses opportunities to offer their services to the wider public. In previous years this event has attracted over 300 people each day.

- **Twitter Campaign**

The Economic Regeneration Team will offer local businesses the opportunity to “support the campaign” perhaps by providing a special offer purely for the day itself. Offers/messages of support will be “tweeted” on a daily basis for 10 days in the run up to 6th December. The local media and Hartlepool Enterprise Newsletter will be used to encourage local businesses to join the campaign.

- **6th December**

Discussions are underway with the Central Library to hold an event on the morning of the day itself focusing on giving advice to people considering self employment or people running existing businesses, a small amount of support agencies will be invited to attend the event to offer advice and guidance.

4.18 **Business and Marketing Team**

4.19 The Business and Marketing Team provide specialist sectoral business support, largely supporting SME growth. The following activities form the bulk of the work of the Team;

- Co-ordination of key network groups: Hartlepool Passport Group and Hartlepool Hotels Group
- Delivery of Welcome to Excellence training programmes
- Creation and delivery of My Tees Valley / My Hartlepool training programmes
- Delivery of Familiarisation visits to Hartlepool and Tees Valley by Group Travel Operators
- Promoting the visitor economy to students for business, employment and volunteering opportunities
- Marketing advice particularly related to e-marketing and online trading.

4.20 The section also has responsibility promoting the Town to business investors and visitors. The service has moved significantly towards an e-marketing platform with significant investment in the destinationhartlepool.com and investinhartlepool.com websites. E-newsletters are issued on a weekly basis to 6,000+ subscribers promoting events and timely offers at attractions, eateries and venues in Hartlepool. Over 1,400 Hartlepool businesses are also contacted on a monthly basis with a unique business e-newsletter.

4.21 The destinationhartlepool.com website is an increasingly important marketing tool and within the first 2 quarters of 2014/15 has achieved 56,814 unique visitors.

4.22 More recently the service has developed social media for marketing purposes as noted below;

- Twitter @dest_hartlepool & @invest_hpool 1,187 followers
- Facebook 809 likes
- Youtube Channel Hartlepool Vision 8k+ views.

- 4.23 The section also develops and implements a range of joint marketing initiatives with local businesses. The Business and Marketing service is leading on a new initiative to deliver an innovative Winter Festival scheduled to take place in Dec 2015 within Hartlepool Headland. The initiative builds upon the success of a number of voluntary groups already active in the area and aims to access external funding and sponsorship.
- 4.24 Business & Marketing, in conjunction with the Regeneration Team has also led on the development of the Vision brochure, DVD and the delivery of the Vision launch event held in January 2014. The campaign has been shortlisted in two categories of the regional Chartered Institute of Public Relations awards. The service also works closely with other Council sections including the development of the Town Hall Theatre and Cinema Guide.

5. HARTLEPOOL WORKING SOLUTIONS (HWS)

- 5.1 HWS has evolved over time and provides a broad range of interventions to support disadvantaged residents to become economically active but also supports businesses on recruitment and redundancy scenarios. At the same time HWS has forged strong links with Child and Adults to develop joint initiatives particularly relating to young people and vulnerable adults. Key activities are noted in the following sections.

5.2 Hartlepool Youth Investment Project (HYIP)

- Since the project started, the Hartlepool Youth Unemployment Rate has reduced from 17.0% in September 2012 to 8.3% in October 2014. This is the lowest rate of youth unemployment since November 2007.
- On 16th October 2014, there was the annual HYIP Celebration Event and this year it concentrated on recognising the hard work of young people by giving awards in areas such as Apprentice of the Year and Employee of the Year. It was an exceptionally positive experience for the young people and next year this event will be scaled up.
- As part of Global Entrepreneurship Week a one day event was held on Friday 21st November 2014 with 150 secondary school pupils' engaging with local entrepreneurs to learn about self-employment and starting your own business within interactive workshops.
- At the above event, The Youth Enterprise Fund was launched which will give groups of young people aged 11 to 19 years old up to £250 of funding, through a competitive tendering process, to develop a product or service which will then be marketed and sold by them.

5.3 **Live Work Based Enterprise**

- Projects have now been developed with employers and negotiation with the schools is ongoing to embed this within the curriculum, thus enabling young people to gain 'work experience'.
- The Youth Guarantee Programme was completed in September 2014 and over-delivered on both of its outputs which included the six secondary schools delivering the programme, supporting 233 Year 11 pupils to receive 30 hours additional mentoring to ensure that all of the young people progress into education, employment or training. In addition 222 clients have progressed into a positive outcome.
- The Council has received two independent evaluations on this project and both highlighted the strengths of the partnership and the strategic framework implemented which ensured that the activity would be delivered to a high standard.

5.4 **FamilyWise**

- 5.5 The project has continued to source referrals from a range of agencies including Jobcentre Plus, Think Families, Think Communities and Adult Services. A specialist routeway has also been established for clients with mental health problems and learning difficulties to receive intensive support through the project. The Council has maintained its position as the best performing subcontractor in the North East, helping nearly 20% of people entering into six month sustained employment, which is excellent considering the performance of other Welfare to Work Providers who work on a performance ratio of approximately 5%.

6. **LEGAL AND FINANCIAL IMPLICATIONS**

- 6.1 There are no specific legal or financial implications for this report.

7. **IMPACT ON CHILD / FAMILY POVERTY**

- 7.1 Being economically active is an accepted way of helping to alleviate child poverty and all the services of the Economic Regeneration Team are targeted at achieving economic growth and participation. In addition the service seeks to support value added businesses where, in general terms skills levels are higher and consequently wage levels are also correspondingly higher, providing better standards of living.

8. **SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS**

- 8.1 A range of activities support crime reduction measures. The business community is assisted with crime reduction measures including the BIDS at Longhill and Sandgate Industrial Estates. In addition, assisting residents to become economically active is an established method of assisting in the reduction of crime.

9. EQUALITY AND DIVERSITY CONSIDERATIONS

- 9.1 The service provides universal access for all, but also targets specific groups that have multiple barriers to achieving economic participation and often have multiple barriers to progressing into education, training, employment and enterprise.

10. CONTRIBUTION TO OTHER COUNCIL PROJECTS AND PERFORMANCE INDICATORS

- 10.1 This funding will benefit other Council business and employment initiatives and will also support a broad range of key Council partners including the voluntary and community sector. The project will positively contribute to the following indicators;
- Business start up rates;
 - Business survival rates;
 - Numbers of jobs created;
 - Improving the Overall Employment Rate;
 - Improving the Overall Youth Employment Rate;
 - Reducing the Youth Unemployment Rate, and;
 - Reducing the number of young people who are not in education, employment or training (NEET).

11. RECOMMENDATIONS

- 11.1 That Members note the contents of this report and that further update reports will be submitted to this Committee.

12. BACKGROUND PAPERS

- 12.1 destinationhartlepool.com.

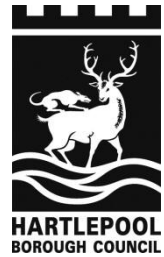
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REGENERATION SERVICES COMMITTEE

18th December 2014



Report of: Assistant Director (Regeneration)

Subject: ESTATES AND REGENERATION UPDATE REPORT -
JULY– DECEMBER 2014

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 The report is for information.

2. PURPOSE OF REPORT

2.1 To update the Regeneration Services Committee about progress across key areas of the Estates and Regeneration Section relating to capital receipts and property management together with progress in relation to the masterplan, other regeneration initiatives and capital investment and funding bids.

3. BACKGROUND

3.1 The report provides an update on progress across key areas of the service.

3.2 DEVELOPMENT AND REGENERATION

3.2.1 **Seaton Masterplan** –Esh Homes have started construction of houses on Elizabeth Way site. Esh have also purchased the adjacent site that was the former Seaton Carew Nursery. Esh will extend the existing housing scheme in to this site. The receipt from this sale will be used to fund replacement nursery facilities at Holy Trinity School in Seaton Carew. Further public consultation was carried out in July regarding the draft regeneration plans for The Front. This consultation has informed the further work that the Esh Group are now doing on the designs for this area and the community facilities, with a view to preparing a planning application in the new year preceded by some further pre-application public consultation. The developer is also in discussion with the Longscar owners as part of the efforts to buy the building by agreement. Following some further work on the designs for

The Front the developers will meet the owners again regarding the purchase of the building. This will help to demonstrate that the Council has done its utmost to acquire the building by agreement. If the developers are unsuccessful and cannot secure the building then the Council will undertake a review of the powers it has to acquire the building.

- 3.2.2 **Masterplan** – The Regeneration Team (working alongside the Economic Regeneration Team) is continuing to develop the Hartlepool Regeneration Masterplan. This has involved a large scale public consultation exercise which received an excellent response rate of 628 individual responses from businesses and the public. Work has continued to develop the projects and proposals outlined within the Masterplan relating to Jacksons Landing, the Town Centre, Church Street and improved connectivity throughout the area. An initial draft of the Masterplan has been produced which will be reported to the Regeneration Services Committee before a further public consultation in the New Year.
- 3.2.3 **Local Growth Fund** – In conjunction with the Economic Regeneration Team, 6 further applications have been made to Tees Valley Unlimited for support through the Local Growth Fund. Given the level of funding available it has been agreed that the top two projects will be taken forward for consideration. The priority will be the project to support the development of a visitor attraction with the National Museum of the Royal Navy. The second project will be the Innovation and Skills Quarter. This project will support the development of the creative business sector in Hartlepool in the Church Street area. Working in partnership with Cleveland College of Art and Design and HCFE the project will deliver support for new and existing businesses and provide the environment that will help to retain skilled graduates in the creative sector. This will complement the other significant investment in the Church Street area through the expansion plans of CCAD.
- 3.2.4 **Burbank** – Construction is nearing completion on 19 bungalows on land formally owned by the Council at Burbank Street by Mariner Care. Detailed design work is being undertaken by the Consultancy Group in relation to a replacement Centre for Independent Living. The project will be tendered in February /March 2015 with a view to start on site in March/April and the new centre to operate from 1st April 2016.
- 3.2.5 **Creative Industries** - The Creative Industries Strategy for Church Street is now complete. The strategy provides the framework for the regeneration of the Church Street area and will complement and help to guide the development of the Masterplan. Work is currently ongoing with the Economic Regeneration team to develop projects and identify funding opportunities to implement the recommendations of the strategy. Discussions have been held with Cleveland College of Art and Design around the strategy and how the College can work with the Council to facilitate the regeneration of the area. The Creative network of businesses and stakeholders is also being developed as set out in the report to the Regeneration Services Committee on the 31st July 2014.

- 3.2.6 **Friarage Manor House** - A planning application has been submitted for the refurbishment of the Friarage Manor House and the development of residential accommodation on the land immediately surrounding the building. The team continues to provide support to the Henry Smith Education and Non-Education trusts as the project is developed and solutions to the remaining issues such as archaeology, planning and viability are being resolved.

3.3 CAPITAL RECEIPTS

- 3.3.1 The 2014/15 Capital Programme has identified the sale of Former Henry Smith's site on King Oswy Drive and the Former Educational Development Centre site. Legal contracts are nearing completion on Henry Smiths and the reserved matters planning application is likely to be approved in December as a delegated matter. Seneca have taken a licence to fence the site and have started this work in anticipation of the sale completing and planning permission being granted.
- 3.3.2 Following the decision by Gentoo not to proceed with the sale of the EDC and Seaton Lane sites, terms have been agreed with a healthcare provider for the sale of the site subject to planning permission and site investigation work. As the EDC building is now vacant, arrangements are being made for security to be provided by guardians through Ad Hoc and agreement has been reached for demolition of the building to be carried out by the purchaser as a priority once contracts have been exchanged.
- 3.3.3 **Brierton** – Formal submissions have been made to the Department of Education seeking approval for consent to release 7.9 acres of former playing field land for disposal for housing development. The capital receipt will be used to fund both the realignment of the sports facilities and the refurbishment works to the main building. Consent has not yet been achieved, primarily as further cost information is being awaited to be able to satisfy outstanding DFE due diligence requirements.
- 3.3.4 **Morison Memorial Hall** - Morison Hall has been a derelict and an unsightly building on the Headland for a number of years now. HBC are working together with Hartlepool NDC Trust to bring about a scheme of redevelopment that will convert the former Methodist Chapel into 8, two-bed residential flat units for affordable rent. The transfer of the hall was finally completed on 10th September 2014 and the Council are working with the Trust to improve the viability of the project.
- 3.3.5 **Throston Grange Community Centre** – Approval has now been obtained for the freehold disposal of the centre to the current leasehold occupiers, the Hartlepool Stage Society. Upon completion of the sale certain conditions will be imposed for the centre to be available for a wide range of community uses. HSS' vision for the Centre is as a community hub for the local area, whereby a range of services and activities are delivered from it. This will help address local community issues which have been prevalent for a

number of years, including employment / welfare benefit / lifelong learning / volunteering / health / community cohesion and barriers to accessing local community facilities and activities.

3.3.6 The Willows Building – Approval has now been obtained for the freehold disposal of the premises to DISC (Developing Initiatives and Supporting Communities) for the provision of an Alcohol and Drug Recovery Hub Centre. DISC will work in partnership with the Council to deliver this service and upon the completion of the refurbishment works it is anticipated that the new service will commence in April-2015.

3.3.7 Central Park – Following the grant of revised planning permission for the Britmag sites, considerable progress has been made in agreeing the legal contracts for the sale of the land for the access road together with release of historical restrictive covenants and the grant of an easement. Exchange of contracts is anticipated in the near future.

3.3.8 Lynn Street Depot - Committee Approval was granted in November for the sale of the current depot site to Cleveland College of Art and Design (CCAD) The site will transfer to enable CCAD to commence development by 1st April 2015. The site will be developed in phases with 42,000 sq ft of education buildings being constructed ready for occupation in September 2017. The remainder of the site will be master planned with the intention that this will be developed over a 15 year period to create a campus environment likely to include halls of residence and business units. This development will form the catalyst for the regeneration of Church Street as the Innovation and Skills Quarter for the town.

3.3.8.1 Terms have also been agreed to purchase a 5 acre site at Tofts Farm to re locate the depot. This includes an 82,000 sq ft building which will be adapted to incorporate a workshop, test station and integrated vehicle, horticultural and stores facility.

3.3.8.2 The relocation of staff from Church Street offices is fundamental to the delivery of the project and a project team has been created led by the Director to identify and facilitate appropriate accommodation.

3.3.9 Historic Maritime Experience (HME) - Terms are being negotiated with the National Museum of the Royal Navy for them to take a lease with an option to purchase the existing HME subject to conditions requiring the facilitation of additional attractions to increase visitor numbers and enhance the facility to become a regional and national visitor attraction.

3.4 ACQUISITIONS

3.4.1 The section is responsible for supporting the delivery of the Council's Housing Market Renewal programme. There are currently two areas where active negotiations are taking place:

- 1) **Empty Homes** – The scheme target was to acquire 100 houses by 30th September 2014. The full allocation of properties has now been acquired but renovation work is still being completed. Work has begun on a new tranche of empty property purchases, with one purchase having been agreed and further properties being considered.
- 2) **Carr/ Hopps Regeneration Area** – Overall 177 residential properties and 2 business premises have to be acquired and to date a total number of 151 have completed – however a further 6 acquisitions are with legal pending completion. It is intended that all acquisitions will be completed by December 2014 ready for demolitions and site clearance to commence in January 2015. The site will then be redeveloped for affordable housing with a registered social landlord.

3.5 NON OPERATIONAL PROPERTY

- 3.5.1 The section continues to actively manage the non operational estate to increase the rental income that is being generated from new lettings, rent reviews and lease renewals.
- 3.5.2 **Brenda Road Wind Turbine site** – terms have been agreed subject to planning permission for the grant of a 25 year lease to enable the construction of a wind turbine on a former grazing field which will generate a significant annual income to the Council together with additional funding provided by the developer as a Community Benefit payment. Talks have also taken place with another wind turbine operator for potential developments on other sites.
- 3.5.3 **Newburn Bridge Industrial Units** – remain extremely popular and over the recent months have achieved 100% occupancy status. One of the larger double units (Unit 21) has just recently been vacated, but there has been interest and it is hoped that a new tenant will be secured shortly. A substantial waiting list now exists for units as they become vacant.
- 3.5.4 A scheme is currently being prepared to develop additional units to facilitate new businesses and employment opportunities. Funding bids will be submitted to appropriate funding sources as they become available.
- 3.5.5 The rent roll for 2013/14 was £920,000 and the projected income for 2014/15 is £1,024,000 reflecting the additional income from Bryan Hanson House and assuming the same level of rent from Middleton Grange Shopping Centre.

3.6 OPERATIONAL PROPERTY

- 3.6.1 As the Council continues to review its services consideration of the delivery options and the opportunity to critically analyse current and future delivery models is creating the drive necessary to instil creativity and challenge as to whether the current property base is fit for purpose and if not what would be more appropriate. Consideration of the options to harness technology and work more flexibly including sharing resources with other partner

organisations has been achieved to an extent but this offers even greater opportunity. As a consequence of the rationalisation of the portfolio significant savings of £500K pa in running costs have been achieved to date and reflected in the base budget. In addition, £4.2M net capital receipts will have been achieved 2012/13 to 2014/15 provided that the sales scheduled to be completed in this financial year are achieved as planned.

3.7 STATUTORY VALUATIONS

- 3.7.1 The section is responsible for undertaking asset valuations across the portfolio for inclusion within the Council's Annual Accounts. These are a statutory requirement and subject to review by District Audit. All valuations have to be undertaken on a 5 year rolling programme requiring 270 detailed valuations to be undertaken by qualified in house Chartered Surveyors each year.
- 3.7.2 All the valuations for 2014 have been undertaken including an additional 17 that have been carried out on behalf of Cleveland Fire Brigade on a recharge basis. Work has now begun on the 2014/15 valuations.

3.8 CAPITAL INVESTMENT

- 3.8.1 The section is responsible for prioritising the allocation of various capital monies, liaising with the Schools and the Councils Consultancy Group to agree the works and manage the implementation to minimise disruption to the operation of the schools whilst maximising the benefit of limited resources.
- 3.8.2 Works have been scheduled in relation to the following funding streams;
- a) **Capital Maintenance - £1,884,294**
This is a formula grant for all maintained community schools. This funding is aimed at addressing condition needs in existing school premises (excluding Academies). Substantial work has been done to project manage the provision of the condition data and prioritise works in conjunction with the schools. The majority of works were undertaken during the summer holidays with a couple of schemes to be completed during the available school holiday periods until the Easter break 2015. A 2015/16 schools capital programme is currently being formulated. However, it is not known how funding will be allocated for 2015/16 financial year. Capital Allocation is currently funded on a pupil formula basis. This is likely to change due to the completion of the Government's Property Data Survey Programme. It is expected the data collected from this exercise will be used to target funding resources where they are most needed across the entire educational estate.
 - b) **Universal Free School Meals - £159,939** - This capital is to be used to improve school kitchens and dining spaces to ensure every reception, year 1 and 2 child receives a free school meal from September 2014. The team have been working with the catering team, schools and the diocese to formulate a programme of works/expenditure. The majority of these

works are now complete. A report was presented to Children's Services Committee 8 July 2014 seeking approval to the works.

In October, the Government announced additional Universal Free School Meals Capital. This additional capital funding bidding process is co-ordinated through local authorities, but covers all maintained schools.

The team are currently working with schools and the Facilities Management team and are preparing six bids. The bids were submitted by the deadline of 20 November 2014. The outcome of the bidding process is expected to be known in mid January 2015.

- c) **Dedicated Schools Grant (DSG)** - £628,000 plus an additional £97,000 **Total £725,000**. This revenue has been secured for 2014/15 and will be targeted at suitability issues in schools. Suitability Surveys are 80% complete and this data will determine which schemes can be funded. Surveys assess whether teaching and non-teaching accommodation is 'fit for purpose'. The next stage is to commission a feasibility and costing exercise and it is hoped this will be undertaken in the New Year.
- d) **Priority Schools Building Programme – Update (Circa £17m)** - This programme is to address the schools which are deemed to be in the worst condition *and in need of urgent repair*. *Hartlepool has secured capital grant funding, circa £17m to re-build 3 of its schools.*
- *Works on site at Barnard Grove Primary School commenced in September 2014. The steelwork is complete with the roofing will start shortly.*
 - *The current project plan shows Barnard Grove Primary School expected to decant into their new building during August 2015, this will be followed by landscaping and demolition of the existing building.*
 - *Manor College also commenced works in September 2014. The foundations are currently being excavated and the pouring of foundations is 70% complete.*
 - *The decant period for Manor College is expected to be during the summer of 2016 with the school being fully operational for the start of term in September 2016, followed by demolition of the existing school. Kier are working closely with the schools and are having weekly progress/information meetings.*
 - Ground breaking Ceremonies were held at the beginning of October 2014 for both schools.
 - The Holy Trinity CE Primary School project is approximately one month behind Barnard Grove and Manor College, however the decant period is expected to be at the same time as Barnard Grove, August 2015. The Holy Trinity site is extremely constrained therefore the construction site set-up is on Dodd's Field and within Seaton Carew

Park. An agreement is in place on Council land to enable Kier to site their cabins in Seaton Carew Park and to provide temporary parking for staff and visitors on Dodd's Field.

The team are currently awaiting a decision which is due in December in relation to further submissions that have been submitted in relation to:

- English Martyrs School and 6th Form College
- High Tunstall College of Science
- West View Primary KS2 building
- St Helen's KS2 building
- St Bega's RC Primary School.

4. PROPOSALS

- 4.1 It is proposed that Members note the wide range and scale of the work undertaken by the section and this report provides an overview of the current and ongoing workload / issues.

5. FINANCIAL CONSIDERATIONS

- 5.1 The value of the Council's property portfolio is substantial and this represents both a significant asset and liability. Active management is required in order to maximise returns and minimise expenditure.
- 5.2 Operating costs are significant and ongoing rationalisation needs to continue to minimise occupation whilst investing in key buildings to improve efficiency and maximise use.
- 5.3 Opportunities to increase revenue and capital income streams from active management and creative property/development transactions are key to supplementing the capital programme and generating income for investment in the portfolio to ensure the Council occupy modern and efficient buildings to enhance service delivery.
- 5.4 There are significant pressures within the section to deliver the wide range of key regeneration projects whilst also ensuring land sales are finalised to meet the capital receipts target.

6. RISK IMPLICATIONS

- 6.1 Failure to acknowledge the cost/benefit of the property assets of the Council may lead to significant unnecessary expenditure in running costs and missed opportunities to maximise the returns both financially and economically from property rationalisation and development opportunities.

7. LEGAL CONSIDERATIONS

- 7.1 None.

8. EQUALITY AND DIVERSITY CONSIDERATIONS

- 8.1 There are no equality or diversity considerations as part of the report proposals.

9. STAFF CONSIDERATIONS

- 9.1 The relocation of staff from Church Street offices to facilitate the sale of the depot is essential to facilitate the sale of the depot, however all moves will be the subject of consultation to ensure the smooth transition.

10. ASSET MANAGEMENT CONSIDERATIONS

- 10.1 The attention of the Committee is drawn to the Asset Management element of the Medium Term Financial Strategy. The decision by Cabinet in January 2009 requires a commercial, proactive approach to be taken on Asset Management issues.

11. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

- 11.1 The implications of The Crime and Disorder Act 1998 have been considered and there are no matters affecting these proposals.

12. CONCLUSIONS

- 12.1 There are a significant number of key property transactions that are ongoing both to achieve the ambitious Capital receipt target of £6.5M by 2016/17 but also to facilitate the Councils regeneration objectives.

13. RECOMMENDATION(S)

- 13.1 Members are recommended:

- 1) Note the contents of the report including the range, depth and recent achievements across all the key areas of the Estates and Regeneration Service.
- 2) Note the achievements in the period July - December 2014

14. REASONS FOR RECOMMENDATION(S)

- 14.1 To ensure that Members are informed about key activities across the Estates and Regeneration Service and that delivery is being focussed on the delivery of the most strategic projects.

15. BACKGROUND PAPERS

- 15.1 There are no background papers to the body of this report.

16. CONTACT OFFICER

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